

In The Matter of:

Joseph Pino (#7818651), Licensed Real Estate Broker and Instructor/Respondent

WHEREAS Respondent Joseph Pino, a licensed real estate broker and real estate instructor licensed by the State of New Jersey, is subject to the provisions of the Real Estate Brokers and Salesperson's Act, N.J.S.A. 45:15-1-42; and

WHEREAS at all times relevant hereto, Respondent Pino was licensed as broker of record of Pino Agency, Inc., whose main office is located at 572 Route 40, Elmer, NJ; and

WHEREAS the Real Estate Commission has secured evidence which indicates that Respondent Pino has violated certain provisions of the laws and regulations governing the conduct of New Jersey real estate brokers and salespersons as referenced above; and

WHEREAS Respondent Pino failed to supervise the actions of his licensee, Veronica Merriel in that she effectuated the release of deposit money without the authorization of all parties having claim to the trust funds;

WHEREAS the Commission and Respondent Pino have agreed to settle this matter in lieu of any further administrative action, and;

WHEREAS Respondent Pino admits that he acted in violation of N.J.A.C. 11:5-4.2(a)1 by failing to supervise the actions of licensees or any person employed by or licensed through Pino in the pursuit of his real estate brokerage business, and;

WHEREAS Respondent Pino acknowledges that he has been made aware of his right to a full and formal hearing on any violations which the Commission may allege he has committed and his right to have the advice of counsel on the matters to which this Consent Order pertains, he is knowingly and voluntarily waiving the right to a hearing and counsel, and;

IT IS THEREFORE AGREED TO BY THE PARTIES AND SO ORDERED that

Respondent Pino agrees to pay a fine in the amount of \$2,500.00, and; it is further ordered and agreed that Respondent Pino shall pay the fine within 30 days of the date of acceptance of this Consent Order. The fine shall be payable by certified check, cashier's check or money order payable to the "State of New Jersey" and sent to:

Division of Anti-Fraud Compliance/Collection Section
Department of Banking and Insurance
P.O. Box 325
Trenton, New Jersey 08625, and;

And it appearing that this matter can be resolved upon the consent of the parties, without resort to any other further administrative proceeding;

It is on this 15th day of October, 2018

ORDERED and AGREED that the terms of this Consent Order are approved by the Commission at a regular meeting on Oct 10, 2018; and

It is further ORDERED AND AGREED that the Commission reserves the right to take further administrative action if the terms of this Consent Order are not fully complied with or if it obtains any other information that the respondent may have violated the Real Estate Brokers and Salesperson's Act, N.J.S.A. 45:15-1 et seq., or corresponding regulations, N.J.A.C. 11:5-1.1 et seq.;



Patrick J. Mullen
Director of Banking

RESPONDENT CERTIFICATION

I, Joseph Pino, hereby certify that

1. I am not under any disability, mental or physical, or under the influence of any medication, intoxicants or other substances that would impair my ability to knowingly and voluntarily execute this Consent Agreement; and further
2. I am entering into this agreement knowingly and voluntarily, that I have not been subject to any coercion or threats regarding the execution of this Consent Agreement and that other than terms set forth above, no promises, representations or inducements have been made to me to secure my acceptance of the provisions of this Consent Agreement; and
3. I hereby certify that I have read and agree to the terms and conditions of the Consent Order as set forth above and agree to the entry of this Order

Consented to as to
Form, Content and Entry

Dated: Sept 19, 2018



Joseph Pino, Respondent



KATHY L. LINDLE
A Notary Public of New Jersey
My Commission Expires November 24, 2018