

NEW JERSEY REAL ESTATE COMMISSION

NEW JERSEY REAL ESTATE COMMISSION	)	DOCKET NUMBER CO-14-010
	)	REC Ref. No. 13-28612
Complainant	)	
	)	CONSENT ORDER
v.	)	
	)	
ANTHONY T. LAM, licensed New Jersey real	)	
estate referral agent (License Ref. No. 9805918),	)	
	)	
Respondent.	)	

---

THIS MATTER having been opened to the New Jersey Real Estate Commission ("Commission") in the Department of Banking and Insurance, State of New Jersey, upon information that Anthony T. Lam ("Lam"), licensed as a referral agent, may have violated various provisions of the real estate licensing law of the State of New Jersey; and

WHEREAS Lam is a licensed New Jersey real estate referral agent and is currently licensed with G26 Referral Associates LLC, whose office is located at 115 River Road, Suite 1027, Edgewater, New Jersey 07020; and

WHEREAS Lam is subject to the provisions of the Real Estate Licensing Law, N.J.S.A. 45:15-1 et seq.; and

WHEREAS on or about March 30, 2009, Lam pled guilty to a one count Information, charging him with one count of theft or bribery concerning programs receiving federal funds, in violation of 18 U.S.C. 666(a)(2) and 2; and

WHEREAS in March and April, 2009, Lam was licensed and did not notify the Commission of the charge and the guilty plea; and

WHEREAS on or about June, 25, 2009, Lam filed for a renewal of his real estate license with Abbasl Realty Inc., formerly licensed real estate broker, whose office was located at 8901 Kennedy Boulevard, North Bergen, New Jersey; and

**WHEREAS Lam did not disclose the pending charge on his 2009-2011 renewal application;**  
**and**

**WHEREAS on September 10, 2009, Lam was convicted on one count of offering and agreeing to pay a gratuity, in violation of 18 U.S.C. 666. He was sentenced to a three year term of probation, ordered to pay a fine of \$5,000; and**

**WHEREAS Lam's criminal probation term expired on September 7, 2012; and**

**WHEREAS on or about June 24, 2011, Lam filed for renewal of his salesperson's license with Lam Realty Group LLC d/b/a Group Twenty Six, LLC, licensed real estate broker, whose office is located at 115 River Road, Suite 1027, Edgewater, NJ; and**

**WHEREAS Lam did not disclose the conviction on his 2011-2013 renewal application; and**

**WHEREAS the underlying conduct related to offering to give a corrupt cash payment to West New York, NJ officials to obtain a certificate of occupancy for a property; and**

**WHEREAS Lam explained that his failure to disclose the criminal matter was due to him being nervous and overwhelmed and he did not think to report to the Commission; and**

**WHEREAS on July 31, 2013, Lam completed the questionnaire to renew his real estate license with d/b/a Group Twenty Six, LLC, licensed real estate broker. He answered in the affirmative to question #1, which asks, "Since your last New Jersey real estate license was issued or renewed have you been indicted, charged with a violation of a crime, misdemeanor or disorderly persons offense in this state, any other state or by the federal government;" and**

**WHEREAS Lam violated N.J.S.A. 45:15-17(e) (one count) in that the conduct underlying his conviction demonstrates unworthiness and dishonesty; and**

**WHEREAS Lam violated N.J.S.A. 45:15-17(e) (four counts) in that his failure to notify the Commission of being charged, his failure to notify the Commission of his conviction, the failure to notify the Commission of his charge in the 2009-2011 renewal application and the failure to notify**

the Commission of the conviction in the 2011-2013 renewal application demonstrate incompetency; and

WHEREAS Lam violated N.J.S.A. 45:15-17(a) (two counts) in that he failed to notify the Commission within 30 days of the filing of the Information and failed to notify the Commission within 30 days of the conviction; and

WHEREAS Lam acknowledges that he is aware of his right to a full and formal hearing on any violations which the Commission may allege he has committed and having notice that he has the right to obtain 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 the right to an attorney; and

WHEREAS the Commission and Lam, in order to avoid the costs and uncertainty of further litigation and to resolve this matter with finality, hereby agree to this Consent Order, fully disposing of all the issues in controversy in this matter with prejudice; and

WHEREAS the terms of this Consent Order were approved by the Commission at a regular meeting on July 22, 2014; and

IT APPEARING that the matter against Lam should be resolved upon the consent of the parties, without resort to a formal hearing on the aforementioned violations, and further good cause appearing;

NOW, THEREFORE, IT IS on this 23<sup>rd</sup> day of July, 2014

ORDERED AND AGREED that Lam violated N.J.S.A. 45:15-17(e) (one count) in that the conduct underlying his conviction demonstrates unworthiness and dishonesty; and it is further

ORDERED AND AGREED that Lam violated N.J.S.A. 45:15-17(e) (four counts) in that his failure to notify the Commission of being charged, his failure to notify the Commission of his conviction, the failure to notify the Commission of his charge in the 2009-2011 renewal application and the failure to notify the Commission of the conviction in the 2011-2013 renewal application demonstrates incompetency; and it is further

**ORDERED AND AGREED** that Lam violated N.J.S.A. 45:15-17(s) (two counts) in that he failed to notify the Commission within 30 days of the filing of the Information and failed to notify the Commission within 30 days of the conviction; and it is further

**ORDERED AND AGREED** that Lam admits and accepts responsibility for these violations; and it is further

**ORDERED AND AGREED** that Lam's real estate referral agent's license shall be revoked for a period of two years from the date of this Order and he shall be ineligible for any real estate license until that date. Should Lam make application for a license to be issued after his term of revocation, he must demonstrate sufficient rehabilitation; and it is further

**ORDERED AND AGREED** that Lam shall pay a fine in the amount of \$2,000.00, in accordance with a payment plan to be set by the Division of Anti-Fraud Compliance/Collection Section of the Department of Banking and Insurance. All fines must be paid in full prior to the issuance of a real estate license; and it is further

**ORDERED AND AGREED** that the fine shall be payable by certified check, cashier's check or money order payable to the "State of New Jersey" and sent to the Division of Anti-Fraud Compliance/Collection Section, Department of Banking and Insurance, P.O. Box 325, Trenton, New Jersey 08625. All unpaid fines will be referred for collection and may result in a lien/judgment being placed on property, interception of state income tax refunds through the Set off of Individual Liability (SOIL) program in the Division of Taxation and/or levy on bank accounts; and it is further

**ORDERED AND AGREED** that this Consent Order encompasses only the information in Commission investigation file #13-28612. The Commission reserves the right to take further administrative action if it obtains any other information that Lam may have violated the Real Estate Brokers and Salesperson Act, N.J.S.A. 45:15-1 et seq., or corresponding regulations, N.J.A.C. 11:5-1.1 et seq.; and it is further

**ORDERED AND AGREED** that by signing below, Lam confirms that:

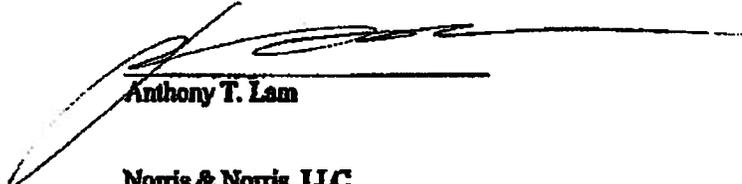
- a. he is not under any disability, mental or physical, nor under the influence of any medication, intoxicants or other substances that would impair his ability to knowingly and voluntarily execute this Consent Order; and
- b. he is entering into this agreement knowingly and voluntarily, that he has not been subject to any coercion or threats regarding his execution of this Consent Order and that other than the other terms set forth above, no promises, representations or inducements have been made to him to secure his acceptance of the provisions of this Consent Order; and it is further

**ORDERED AND AGREED** that the provisions of this Consent Order represent a final agency decision and constitute a final resolution of the violations contained herein.

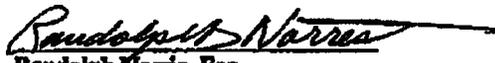
  
Robert L. Kinnelbrey  
Executive Director  
New Jersey Real Estate Commission

Consented to as to  
Form, Content and Entry

Dated: 6-27-2014

  
Anthony T. Lam

Norris & Norris, LLC  
Attorney for Applicant

  
Randolph Norris, Esq.