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# DISCIPLINARY REVIEW BOARD

OF THE

SUPREME COURT OF NEW JERSEY

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November 27, 2001

## Certified Mail - R.R.R. and Regular Mail

Allan Serratelli, Esq.  
55 Wilson Avenue  
Newark, New Jersey 07105

Re: In the Matter of Allan Serratelli  
Docket No. DRB 01-372  
**LETTER OF ADMONITION**

Dear Mr. Serratelli:

The Disciplinary Review Board has reviewed your conduct in the above matter and has concluded that it was improper. Specifically, in December 1996, Jerald and Elizabeth Golmanavich entered into an exclusive listing agreement with you, as listing broker, for the sale of real property in New Jersey. You were not a licensed real estate broker at the time. In May 1997, you entered into a cooperative commission agreement with Century 21-Central Realty, providing that the realtor would receive a commission of 3% of the sales price and you would receive a commission as per the original listing agreement. In July 1997, the Golmanavich's terminated the exclusive listing agreement with you. Your conduct in acting as a listing broker for the sale of the property without being licensed to do so was unethical and in violation of In re Roth, 120 N.J. 665 (1990).

In imposing only an admonition, the Board considered that you derived no personal gain from your actions.

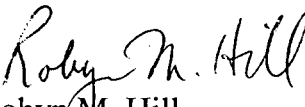
I/M/O Allan Serratelli  
DRB 01-372

Your conduct adversely reflected not only upon you as an attorney, but also upon all members of the bar. Accordingly, the Board has directed the issuance of this admonition to you. R. 1:20-15(f)(4).

A permanent record of this occurrence has been filed with the Clerk of the Supreme Court and the Board's office. Should you become the subject of any further discipline, it will be taken into consideration.

The Board has also directed that the costs of the disciplinary proceedings be assessed against you. An affidavit of costs will be forwarded under separate cover.

Very truly yours,

  
Robyn M. Hill

RMH:ms

- c. Chief Justice Deborah T. Poritz  
Associate Justices  
Stephen W. Townsend, Clerk, Supreme Court of New Jersey  
Rocky L. Peterson, Chair, Disciplinary Review Board  
David E. Johnson, Jr., Director, Office of Attorney Ethics  
Joseph Gallo, Chair, District VA Ethics Committee  
James Scarpone, Secretary, District VA Ethics Committee  
Jerald and Elizabeth Golmanavich, Grievants