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STATE OF NEW JERSEY  
DEPARTMENT OF LAW & PUBLIC SAFETY  
DIVISION OF CONSUMER AFFAIRS  
STATE BOARD OF REAL ESTATE APPRAISERS

IN THE MATTER OF THE SUSPENSION :  
OR REVOCATION OF THE LICENSE OF : Administrative Action  
: :  
**KARL J. KULCZYCKI** :  
**License No. 42RC00162100** :  
: **ORDER OF**  
: **SUMMARY SUSPENSION**  
'O PRACTICE REAL ESATE APPRAISING :  
IN THE STATE OF NEW JERSEY :

This matter was opened to the New Jersey State Board of Real Estate Appraisers (the "Board") upon receipt of information revealing the following:

1. Karl J. Kulczycki ("Respondent") holds License No. 42RC00162100 as a State Certified Residential Real Estate Appraiser in the State of New Jersey and permitted that license to lapse on December 31, 2011.
2. Respondent's failure to submit his biennial renewal in New Jersey by January 30, 2012 has resulted in a lapsed status

and the automatic suspension of Respondent's license to practice real estate appraising in the State of New Jersey without a hearing pursuant to N.J.S.A. 45:1-7.1(b).

3. The Board received information concerning two appraisals completed by Respondent. The first appraisal concerned an October 9, 2009 appraisal report of property located at 150 61<sup>st</sup> Street, Unit #3, West New York, New Jersey. The Board's investigation revealed evidence which would support a cause for disciplinary action for violating provisions of the Uniform Standards of Professional Appraisal Practice ("USPAP") in the preparation of the subject appraisal.

4. The Board received information regarding a second appraisal from May 2007 listing Angelo J. Gorga as the appraiser for property located at 57 Terrace Street Bergenfield, New Jersey. It is alleged that Respondent performed the Terrace Street appraisal and prepared the report using Mr. Gorga's name and electronic signature. It was further alleged that Respondent had used Mr. Gorga's name and electronic signature on at least two other appraisals. In the course of investigating this appraisal, Respondent indicated that he considered himself retired from the practice of Real Estate Appraising.

5. The Board attempted to offer Respondent the opportunity to voluntarily surrender his license by mailing a

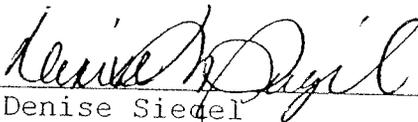
proposed Order to his address of record via regular and certified mail. The certified mail was returned as "Unable to Forward, Undeliverable as Addressed." The United States Postal Service track & confirm system states that Respondent moved and left no forwarding address.

ACCORDINGLY, IT IS on this 27th day of April, 2012

**ORDERED THAT:**

1. Following his failure to submit a license renewal application, Respondent's license to practice real estate appraising in the State of New Jersey was suspended by operation of N.J.S.A. 45:1-7.1 without a hearing on January 30, 2012.
2. In the event that Respondent seeks reinstatement of his New Jersey license to practice real estate appraising at any time in the future, then this Order shall require Respondent to appear before the New Jersey State Board of Real Estate Appraisers to answer inquiries regarding the two appraisal reports detailed above and to prove that he is fit and competent to practice.
3. The Board reserves the right to take disciplinary action based upon any facts adduced during the above mentioned investigations or adduced at any future reinstatement proceeding.

NEW JERSEY STATE BOARD OF  
REAL ESTATE APPRAISERS

By:   
Denise Siegel  
Board President