

New Jersey Professional Planner Practice Exam (Sample)

Study Guide



Everything you need from our exam experts!

Copyright © 2025 by Examzify - A Kaluba Technologies Inc. product.

ALL RIGHTS RESERVED.

No part of this book may be reproduced or transferred in any form or by any means, graphic, electronic, or mechanical, including photocopying, recording, web distribution, taping, or by any information storage retrieval system, without the written permission of the author.

Notice: Examzify makes every reasonable effort to obtain from reliable sources accurate, complete, and timely information about this product.

SAMPLE

Questions

SAMPLE

- 1. Which of the following is NOT considered one of the five "theories" of planning?**
 - A. Linear, Radial, Multiple Cluster**
 - B. Synoptic, Incremental, Transactive**
 - C. Republican, Democrat, Socialist**
 - D. Chaos, Muddling through, Citizen Participation**
- 2. If a minor subdivision is approved and recorded within _____ days, the applicant's rights to the development are vested for a period of _____:**
 - A. 180 , 1 year**
 - B. 190, 1 year**
 - C. 180, 2 years**
 - D. 190, 2 years**
- 3. What is the maximum term of appointment for class IV planning board members?**
 - A. 2 years**
 - B. 3 years**
 - C. 4 years**
 - D. 5 years**
- 4. Which of the following statements is true regarding the Freshwater Wetlands Act?**
 - A. Only structures under 100 sq. ft. are regulated**
 - B. Activities must be permitted regardless of size**
 - C. Only residential activities are controlled**
 - D. All disturbances are subject to review**
- 5. How many days do municipal boards have to send an applicant a copy of their decision following a hearing?**
 - A. 5 Days**
 - B. 10 Days**
 - C. 14 Days**
 - D. 20 Days**

- 6. A professional planner's license may be suspended or revoked for which of the following reasons?**
- A. Failing to pay the required renewal fee**
 - B. Any use or employment of dishonesty, fraud, or deception**
 - C. Repeated acts of malpractice or negligence**
 - D. All of the above**
- 7. A recycling plan that incorporates state recycling goals must be included in the comprehensive master plan if:**
- A. The municipality anticipates any residential development over 50 units**
 - B. The municipality anticipates any apartment development over 25 units**
 - C. The municipality anticipates any commercial or industrial development over 1,000 sf floor area**
 - D. All of the above**
- 8. What is the legal reference for the maximum performance guarantees required for certain improvements?**
- A. NJSA 40:55D 51**
 - B. NJSA 40:55D 52b**
 - C. NJSA 40:55D 53a**
 - D. NJSA 40:55D 54**
- 9. In which year was the Pinelands Protection Act enacted?**
- A. 1975**
 - B. 1978**
 - C. 1979**
 - D. 1983**
- 10. Which board hears requests for interpretation of the zoning ordinance?**
- A. Governing Body**
 - B. Planning Board**
 - C. Zoning Board of Adjustment**
 - D. Office of Administrative Law**

Answers

SAMPLE

1. C
2. D
3. C
4. D
5. B
6. D
7. D
8. C
9. B
10. C

SAMPLE

Explanations

SAMPLE

1. Which of the following is NOT considered one of the five "theories" of planning?

A. Linear, Radial, Multiple Cluster

B. Synoptic, Incremental, Transactive

C. Republican, Democrat, Socialist

D. Chaos, Muddling through, Citizen Participation

The correct answer is based on the understanding of the established theories of planning that guide how planners approach the development process and public policy. The five recognized theories of planning include synoptic planning, incremental planning, transactive planning, chaos theory, and the concept of muddling through, which focuses on iterative decision-making. The option that states "Republican, Democrat, Socialist" does not relate to any established planning theory. Instead, it represents political ideologies and party affiliations rather than frameworks or methodologies used in the field of planning. The other options present recognized theories or approaches that reflect how planners may engage with various challenges and situations in urban and regional planning contexts. Understanding the distinction between political structures and planning theories helps clarify why this option stands out as not fitting within the traditional context of planning discourse.

2. If a minor subdivision is approved and recorded within _____ days, the applicant's rights to the development are vested for a period of _____:

A. 180 , 1 year

B. 190, 1 year

C. 180, 2 years

D. 190, 2 years

The correct response indicates that if a minor subdivision is approved and recorded within 190 days, the applicant retains vested rights to the development for a period of 2 years. This is important because the vesting of rights provides certain protections to the developer, ensuring that the approval remains valid and the development can proceed without being subjected to changes in zoning or land use regulations that may occur after the approval. In New Jersey, the timeline set for the recording of minor subdivisions is significant. Allowing a 190-day window for recording helps facilitate the necessary legal and logistical activities that developers may need to undertake post-approval, such as financing arrangements, negotiations with contractors, or other preparatory work. The 2-year vesting period is intended to give developers ample time to initiate their projects without the risk of losing their approved rights due to changes in regulations or community plans. Understanding this process is essential for planners, as it directly impacts project timelines and the overall development process in their jurisdiction.

3. What is the maximum term of appointment for class IV planning board members?

- A. 2 years
- B. 3 years
- C. 4 years**
- D. 5 years

Class IV planning board members in New Jersey are typically appointed for a maximum term of four years. This duration aligns with local government regulations as established by the New Jersey Municipal Land Use Law. The four-year term allows for continuity and stability in the planning process while ensuring that members can bring their experience and insights to the board over an extended period. In contrast, shorter terms like two or three years could lead to frequent turnover, which might hinder the effectiveness of long-term planning initiatives. A five-year term would exceed the established limit for Class IV members, making it inconsistent with the governing statutes. Thus, the selection of four years is grounded in the legal framework guiding municipal planning boards in New Jersey.

4. Which of the following statements is true regarding the Freshwater Wetlands Act?

- A. Only structures under 100 sq. ft. are regulated
- B. Activities must be permitted regardless of size
- C. Only residential activities are controlled
- D. All disturbances are subject to review**

The statement that all disturbances are subject to review is accurate in the context of the Freshwater Wetlands Act. This legislation is designed to protect freshwater wetland ecosystems in New Jersey, recognizing the critical environmental functions these areas provide, such as habitat for wildlife, water filtration, and flood control. Under the Act, any disturbance to wetlands—including filling, excavating, or construction activities—requires a permit, regardless of the size or type of project. This comprehensive approach ensures that even small-scale activities are evaluated for their potential impact on wetland resources. The intent is to maintain the integrity of these ecosystems while balancing development needs. The other options imply restrictions or conditions that do not align with the overarching regulatory framework of the Act. For instance, limiting regulation to structures below a specific size or confining oversight solely to residential projects does not reflect the law's broad application to all disturbances within wetland areas. Thus, the comprehensive regulation of all disturbances is the reason why the correct statement is that all disturbances are subject to review.

5. How many days do municipal boards have to send an applicant a copy of their decision following a hearing?

- A. 5 Days**
- B. 10 Days**
- C. 14 Days**
- D. 20 Days**

Municipal boards are required to send an applicant a copy of their decision within 10 days following a hearing. This requirement is essential for ensuring timely communication between the municipal board and the applicant, allowing the applicant to understand the board's ruling and consider any next steps, such as possible appeals or further actions related to their application. Providing this decision within a set timeframe fosters transparency and accountability within the planning process, which is crucial for both the applicants and the broader community involved in land use and development decisions. This timeframe is established under municipal land use law to create a standard procedure that supports effective governance and informed participation in the planning process.

6. A professional planner's license may be suspended or revoked for which of the following reasons?

- A. Failing to pay the required renewal fee**
- B. Any use or employment of dishonesty, fraud, or deception**
- C. Repeated acts of malpractice or negligence**
- D. All of the above**

A professional planner's license can indeed be suspended or revoked for multiple reasons, all of which reflect serious issues that impact the integrity and trustworthiness of the planning profession. Failing to pay the required renewal fee indicates a lack of compliance with the necessary administrative requirements that ensure planners remain qualified and accountable to their profession and clients. This act can lead to disciplinary actions, including suspension or revocation. The employment of dishonesty, fraud, or deception undermines the ethical standards expected of a planner. Such behaviors jeopardize the welfare of clients and the public, which is why they are grounds for severe professional consequences. Repeated acts of malpractice or negligence show a pattern of irresponsible or inadequate performance in a planner's duties, reflecting a failure to maintain the professional standards required in the field. This can put clients at risk and damage the planner's credibility. Given that all these actions are serious breaches of professional norms and standards, any one of them can lead to suspension or revocation of a professional planner's license, making the option that includes all of these violations the best answer.

- 7. A recycling plan that incorporates state recycling goals must be included in the comprehensive master plan if:**
- A. The municipality anticipates any residential development over 50 units**
 - B. The municipality anticipates any apartment development over 25 units**
 - C. The municipality anticipates any commercial or industrial development over 1,000 sf floor area**
 - D. All of the above**

In New Jersey, a comprehensive master plan is required to reflect various local conditions, needs, and community values, including sustainable practices such as recycling. The incorporation of a recycling plan that aligns with state recycling goals is essential when certain thresholds of development are anticipated. Including a recycling plan within the comprehensive master plan is important for municipalities experiencing any significant residential or commercial development. This requirement ensures that municipal planning not only addresses growth but also incorporates practices that promote environmental sustainability and compliance with state mandates. When a municipality anticipates the development of residential units above specified thresholds, like 50 units for residential developments or 25 units for apartments, it indicates a significant increase in population and waste generation. Similarly, for commercial or industrial developments exceeding a certain size (such as 1,000 square feet), the generation of waste is also expected to rise substantially. Therefore, addressing recycling within the comprehensive plan helps ensure that the increasing waste generated by these developments is managed effectively through adherence to state recycling initiatives. By choosing an answer that encompasses all scenarios, it captures the necessity of including a recycling plan in instances of diverse development types, thereby reflecting a holistic approach to sustainable community planning. This integration highlights the importance of aligning local development with broader environmental goals and state legislation.

- 8. What is the legal reference for the maximum performance guarantees required for certain improvements?**
- A. NJSA 40:55D 51**
 - B. NJSA 40:55D 52b**
 - C. NJSA 40:55D 53a**
 - D. NJSA 40:55D 54**

The correct choice highlights NJSA 40:55D-53a as the legal reference concerning maximum performance guarantees required for certain improvements in New Jersey. This statute outlines the procedures and requirements that municipalities must follow when determining the amount and type of performance guarantees needed to ensure that developers complete required improvements, such as roads, drainage, and other essential infrastructure. The specific details within this statute provide clarity on how the guarantees must be calculated and what conditions need to be met for both the developers and the municipalities to ensure that the development projects are carried out responsibly. By referencing this particular section, planners and developers can ensure compliance with state laws designed to protect the public interest and facilitate the orderly development of communities. This understanding is crucial for anyone involved in planning and development in New Jersey, as it reinforces the legal framework governing such activities.

9. In which year was the Pinelands Protection Act enacted?

A. 1975

B. 1978

C. 1979

D. 1983

The Pinelands Protection Act was enacted in 1979. This legislation was a significant step in environmental conservation and regional planning in New Jersey, aimed at preserving the unique ecosystems found in the Pinelands area. The act created the New Jersey Pinelands Commission, which is responsible for managing development and conservation efforts within the Pinelands National Reserve. This law was crucial in establishing guidelines for land use, protecting biodiversity, and preventing overdevelopment in a region known for its environmental significance. The correct year, 1979, marked the beginning of organized efforts to safeguard the ecological integrity of the Pinelands, ensuring that it could be preserved for future generations.

10. Which board hears requests for interpretation of the zoning ordinance?

A. Governing Body

B. Planning Board

C. Zoning Board of Adjustment

D. Office of Administrative Law

The Zoning Board of Adjustment is specifically tasked with hearing requests for interpretations of the zoning ordinance. This board serves as an important mechanism for providing relief to property owners who may be adversely affected by strict interpretations of zoning laws. When a property owner believes that their application of the zoning ordinance is not clear, they can appeal to this board, which has the authority to interpret the ordinance and make decisions regarding variances or exceptions. This board also considers matters such as appeals from the decisions of zoning officials, granting of variances, and other related requests. The ability to interpret the zoning ordinance is a crucial function, as it ensures that property rights are upheld while also maintaining the integrity of the zoning regulations. In contrast, the other entities mentioned in the choices have different roles. The Governing Body is responsible for making legislative decisions and governing the municipality, while the Planning Board focuses on land use planning and development. The Office of Administrative Law handles administrative hearings but does not specifically deal with zoning interpretation at the local level. Thus, the Zoning Board of Adjustment is the correct authority to handle requests for interpretation of zoning ordinances.