

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

- 1. How long is an approved minor subdivision protected from zoning changes?**
 - A. 1 Year**
 - B. 2 Years**
 - C. 3 Years**
 - D. 5 Years**
- 2. What is the duration that rights continue under a planning board's preliminary approval?**
 - A. 1 Year**
 - B. 2 Years**
 - C. 3 Years**
 - D. 4 Years**
- 3. The state board of professional planners is comprised of how many licensed professional planners?**
 - A. Five licensed professional planners appointed by the governor**
 - B. Five licensed professional planners selected by majority vote of the senate**
 - C. Seven licensed professional planners appointed by the governor**
 - D. Seven licensed professional planners selected by majority vote of the senate**
- 4. What is the maximum number of 1-year extensions a planning board may grant to a final approval?**
 - A. 1 Extension**
 - B. 2 Extensions**
 - C. 3 Extensions**
 - D. 4 Extensions**
- 5. What is the maximum limit of terminally ill persons in a "community residence for the terminally ill"?**
 - A. 10**
 - B. 12**
 - C. 15**
 - D. 20**

- 6. Which county contains no land area designated in planning area 1, 2, or 3 on the State Redevelopment Plan?**
- A. Sussex**
 - B. Hunterdon**
 - C. Warren**
 - D. Salem**
- 7. The minimum time to notify landowners of proposed developments is how many feet in distance?**
- A. 100 feet**
 - B. 150 feet**
 - C. 200 feet**
 - D. 250 feet**
- 8. What is the primary distinction between the planning board and zoning board of adjustment?**
- A. The planning board meets more frequently than the zoning board**
 - B. The planning board hears "C" variances while the zoning board hears "D" variances**
 - C. The planning board handles "D" variances, zoning board deals with "C" variances**
 - D. The planning board manages permitted activities, zoning board reviews nonpermitted uses**
- 9. Which of the following describes a key responsibility of the zoning board of adjustment?**
- A. Enforcing building codes**
 - B. Issuing conditional use permits**
 - C. Recommending zoning changes**
 - D. Hearing applications for variance**
- 10. How long is the maximum duration for a maintenance guarantee under New Jersey law?**
- A. 1 Year**
 - B. 2 Years**
 - C. 3 Years**
 - D. 4 Years**

Answers

SAMPLE

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

SAMPLE

Explanations

SAMPLE

1. How long is an approved minor subdivision protected from zoning changes?

- A. 1 Year**
- B. 2 Years**
- C. 3 Years**
- D. 5 Years**

An approved minor subdivision in New Jersey is protected from zoning changes for a period of two years. This protection is essential because it allows property owners and developers to proceed with their plans without the risk of sudden changes in local zoning regulations that could affect their project. During this two-year period, the approval provides a level of certainty and promotes planning and investment in accordance with the approved subdivision. Furthermore, this time frame encourages municipalities to develop stable zoning policies while still allowing for the possibility of adjusting regulations as necessary in the future without retroactively impacting approved projects. The other durations mentioned do not align with the statutory protection period established in New Jersey's Municipal Land Use Law, which clearly specifies two years as the standard time frame for minor subdivision approvals.

2. What is the duration that rights continue under a planning board's preliminary approval?

- A. 1 Year**
- B. 2 Years**
- C. 3 Years**
- D. 4 Years**

Under New Jersey municipal planning law, the duration for which rights continue under a planning board's preliminary approval is three years. This time frame is established to provide a balance between granting developers sufficient time to secure final approval and ensuring that the community can adapt to changing circumstances or regulations that may occur after preliminary approval is granted. During this three-year period, developers typically can work towards final approval without the concern of their preliminary approval expiring, which allows them to invest time and resources into the project with a level of security. It's important for planners and developers to understand this timeline to effectively manage project planning and execution. Understanding the duration of preliminary approval is essential for ensuring compliance with local regulations and ensuring that development plans align with community goals and needs.

3. The state board of professional planners is comprised of how many licensed professional planners?

- A. Five licensed professional planners appointed by the governor**
- B. Five licensed professional planners selected by majority vote of the senate**
- C. Seven licensed professional planners appointed by the governor**
- D. Seven licensed professional planners selected by majority vote of the senate**

The state board of professional planners is composed of five licensed professional planners who are appointed by the governor. This structure is designed to ensure that the board has a direct connection to the executive branch of the state government, enabling the governor to influence the selection of professionals who can make informed decisions regarding planning practices and regulations. This configuration helps maintain a standard of professionalism and accountability among board members, as the appointed planners are expected to uphold and further the goals of the state's planning objectives, ensuring that the interests of the public and the profession itself are adequately represented. The involvement of the governor emphasizes the importance of the board in setting planning policies that align with the state's broader vision and legislative goals.

4. What is the maximum number of 1-year extensions a planning board may grant to a final approval?

- A. 1 Extension**
- B. 2 Extensions**
- C. 3 Extensions**
- D. 4 Extensions**

Final approvals granted by a planning board in New Jersey can typically be subject to extensions under certain conditions. According to New Jersey's Municipal Land Use Law, a planning board may grant a maximum of three 1-year extensions to a final approval. This provision recognizes that unforeseen circumstances may arise that could hinder a developer's ability to commence construction within the standard time frame. The rationale behind allowing up to three extensions is to provide flexibility for developers while ensuring that the planning process retains its integrity and that conditions do not become outdated or irrelevant over time. Each extension can be granted if the developer demonstrates due diligence and a commitment to moving forward with the project, thus supporting orderly development while balancing the needs of both the developers and the community. This context helps underscore why three extensions are permissible, reflecting a practical approach that accommodates evolving project timelines while also maintaining oversight from planning boards.

5. What is the maximum limit of terminally ill persons in a "community residence for the terminally ill"?

- A. 10**
- B. 12**
- C. 15**
- D. 20**

The maximum limit of terminally ill persons in a "community residence for the terminally ill" is set at 15. This regulation is in place to ensure that the facility can adequately provide care and support to its residents while maintaining a manageable environment for staff and services. By limiting the number of residents, the facility can offer more personalized attention, appropriate medical care, and a supportive atmosphere that respects the dignity and needs of individuals at the end of life. This limit is consistent with the goals of such facilities to create a home-like setting and ensure quality of life for residents. A higher capacity could lead to overcrowding, which may compromise the level of care and comfort that residents require during such a critical stage of their lives.

6. Which county contains no land area designated in planning area 1, 2, or 3 on the State Redevelopment Plan?

- A. Sussex**
- B. Hunterdon**
- C. Warren**
- D. Salem**

The correct answer, which identifies a county containing no land area designated in planning area 1, 2, or 3 on the State Redevelopment Plan, is significant due to its implications for urban planning and policy. Planning areas in New Jersey, specifically areas 1, 2, and 3, typically encompass regions that are more urbanized, with potential for redevelopment due to infrastructure, population density, and economic activity. In the case of Sussex County, it is primarily rural with a significant portion of land dedicated to agricultural and undeveloped uses. This contrasts with more urban counties that are likely to have designated areas within planning areas 1, 2, or 3, which focus on areas suitable for more intensive development due to their existing infrastructure and population centers. The other counties mentioned—Hunterdon, Warren, and Salem—do contain designated areas that fall within planning areas 1, 2, or 3. Understanding the distinctions in land use and planning designations helps illuminate the varying development potentials and challenges different counties face within the state. This highlights the need for tailored approaches in planning efforts based on the unique characteristics of each county.

7. The minimum time to notify landowners of proposed developments is how many feet in distance?

- A. 100 feet**
- B. 150 feet**
- C. 200 feet**
- D. 250 feet**

The correct distance for notifying landowners of proposed developments being 200 feet is significant because it ensures that a sufficient number of adjacent property owners are informed about potential changes that may affect their property, particularly in terms of land use, zoning, and development impacts. Regulations typically mandate notification within a specific distance to promote transparency and allow affected parties to voice their concerns or participate in the planning process. This 200-foot radius strikes a balance between being inclusive of those most likely impacted while avoiding an overly burdensome notification process that could overwhelm developers and planning agencies. Understanding this distance requirement is crucial for planners, as it reflects the importance of community engagement and input in the development process.

8. What is the primary distinction between the planning board and zoning board of adjustment?

- A. The planning board meets more frequently than the zoning board**
- B. The planning board hears "C" variances while the zoning board hears "D" variances**
- C. The planning board handles "D" variances, zoning board deals with "C" variances**
- D. The planning board manages permitted activities, zoning board reviews nonpermitted uses**

The primary distinction between the planning board and the zoning board of adjustment lies in their respective functions concerning land use and development regulations. The planning board is typically responsible for managing the broader aspects of land development, including the review and approval of site plans and subdivisions. In this role, they assess compliance with zoning and land use regulations while facilitating permitted activities that align with the municipality's master plan. Conversely, the zoning board of adjustment serves a more specialized function by focusing on variance applications. They often handle requests for deviations from the established zoning regulations, particularly when an applicant seeks relief from specific requirements that create an undue hardship. This includes reviewing cases where a use or structure does not conform to the existing zoning ordinance. Hence, the planning board primarily deals with permitted activities as defined by municipal regulations, while the zoning board addresses nonpermitted uses and the necessary adjustments that may allow for those uses to proceed under certain conditions. This distinction is fundamental in understanding how local governance structures are designed to balance development needs with regulatory frameworks.

9. Which of the following describes a key responsibility of the zoning board of adjustment?

- A. Enforcing building codes**
- B. Issuing conditional use permits**
- C. Recommending zoning changes**
- D. Hearing applications for variance**

The key responsibility of the zoning board of adjustment involves hearing applications for variance. In many municipalities, the zoning board of adjustment is tasked specifically with reviewing requests from property owners who seek to obtain relief from specific zoning regulations that may be overly restrictive for their particular situation. A variance allows an individual to deviate from the established zoning requirements, such as setback distances or height restrictions, thereby providing a practical solution to unique property circumstances. This process is essential for maintaining flexibility within zoning laws while still upholding the overarching goals of land use planning. The board evaluates the impact of the proposed variance on the surrounding area, ensuring that it won't adversely affect neighboring properties or violate the intent of the zoning ordinances. Meanwhile, enforcing building codes, issuing conditional use permits, and recommending zoning changes are typically roles designated to other planning or municipal bodies, such as building departments or the planning board. Therefore, hearing applications for variance is the primary function that highlights the purpose and significance of the zoning board of adjustment in land use governance.

10. How long is the maximum duration for a maintenance guarantee under New Jersey law?

- A. 1 Year**
- B. 2 Years**
- C. 3 Years**
- D. 4 Years**

The maximum duration for a maintenance guarantee under New Jersey law is indeed two years. This provision is part of the regulations that ensure developers or contractors are held accountable for the integrity and condition of their work after the completion of a project. A maintenance guarantee serves to protect the municipality and the public by guaranteeing that any necessary repairs or maintenance issues that arise within that two-year period will be addressed by the contractor. This time frame is considered reasonable to allow for the identification of any construction flaws or issues that could manifest after a project's completion. It strikes a balance between providing adequate oversight for the municipality and not imposing an undue burden on developers. Therefore, the two-year duration reflects both a legislative intent to protect public interest and practical considerations for project management.