

NEW JERSEY PROFESSIONAL PLANNER PRACTICE EXAM (SAMPLE)

STUDY GUIDE



SAMPLE STUDY GUIDE WITH LIMITED QUESTIONS

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Introduction

Preparing for a certification exam can feel overwhelming, but with the right tools, it becomes an opportunity to build confidence, sharpen your skills, and move one step closer to your goals. At Examzify, we believe that effective exam preparation isn't just about memorization, it's about understanding the material, identifying knowledge gaps, and building the test-taking strategies that lead to success.

This guide was designed to help you do exactly that.

Whether you're preparing for a licensing exam, professional certification, or entry-level qualification, this book offers structured practice to reinforce key concepts. You'll find a wide range of multiple-choice questions, each followed by clear explanations to help you understand not just the right answer, but why it's correct.

The content in this guide is based on real-world exam objectives and aligned with the types of questions and topics commonly found on official tests. It's ideal for learners who want to:

- Practice answering questions under realistic conditions,
- Improve accuracy and speed,
- Review explanations to strengthen weak areas, and
- Approach the exam with greater confidence.

We recommend using this book not as a stand-alone study tool, but alongside other resources like flashcards, textbooks, or hands-on training. For best results, we recommend working through each question, reflecting on the explanation provided, and revisiting the topics that challenge you most.

Remember: successful test preparation isn't about getting every question right the first time, it's about learning from your mistakes and improving over time. Stay focused, trust the process, and know that every page you turn brings you closer to success.

Let's begin.

How to Use This Guide

This guide is designed to help you study more effectively and approach your exam with confidence. Whether you're reviewing for the first time or doing a final refresh, here's how to get the most out of your Examzify study guide:

1. Start with a Diagnostic Review

Skim through the questions to get a sense of what you know and what you need to focus on. Your goal is to identify knowledge gaps early.

2. Study in Short, Focused Sessions

Break your study time into manageable blocks (e.g. 30 – 45 minutes). Review a handful of questions, reflect on the explanations.

3. Learn from the Explanations

After answering a question, always read the explanation, even if you got it right. It reinforces key points, corrects misunderstandings, and teaches subtle distinctions between similar answers.

4. Track Your Progress

Use bookmarks or notes (if reading digitally) to mark difficult questions. Revisit these regularly and track improvements over time.

5. Simulate the Real Exam

Once you're comfortable, try taking a full set of questions without pausing. Set a timer and simulate test-day conditions to build confidence and time management skills.

6. Repeat and Review

Don't just study once, repetition builds retention. Re-attempt questions after a few days and revisit explanations to reinforce learning. Pair this guide with other Examzify tools like flashcards, and digital practice tests to strengthen your preparation across formats.

There's no single right way to study, but consistent, thoughtful effort always wins. Use this guide flexibly, adapt the tips above to fit your pace and learning style. You've got this!

Questions

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- 1. Which county contains no land area designated in any area other than planning areas 1, 2, or 3, aside from parklands?**
 - A. Bergen
 - B. Hudson
 - C. Essex
 - D. Union

- 2. What role can a Licensed Professional Planner take?**
 - A. Lead role in developing comprehensive master plans
 - B. Prepare detailed site plans including utility designs
 - C. Engage in work for governmental agencies and private clients
 - D. All of the above

- 3. How many alternate members are on the zoning board of adjustment?**
 - A. 1
 - B. 2
 - C. 3
 - D. 4

- 4. Which of the following is NOT typically a focus of professional planning activities?**
 - A. Infrastructure improvements
 - B. Environmental conservation
 - C. Political campaigning
 - D. Community engagement

- 5. When was the Municipal Land Use Law (MLUL) adopted?**
 - A. 1952
 - B. 1968
 - C. 1975
 - D. 1995

- 6. What is the time period following the adoption of an ordinance for a structure or use to apply for a certificate of non-conformance?**
- A. 6 Months
 - B. 1 Year
 - C. 2 Years
 - D. 3 Years
- 7. Class IV members of the zoning board of adjustment are appointed from which group?**
- A. Municipal officials
 - B. The citizens of the community
 - C. The municipal governing body
 - D. The zoning board does not have Class IV members
- 8. What is the maximum timeframe for the planning board to act on a major site plan?**
- A. 45 days
 - B. 95 days
 - C. 120 days
 - D. 90 days
- 9. Notice must be provided to the state planning commission for developments exceeding how many acres?**
- A. 100 Acres
 - B. 150 Acres
 - C. 200 Acres
 - D. 250 Acres
- 10. The official county map is adopted by whom?**
- A. The county planning board by resolution
 - B. The board of freeholders by ordinance
 - C. The county planning board by ordinance
 - D. The board of freeholders by resolution

Answers

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

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Explanations

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1. Which county contains no land area designated in any area other than planning areas 1, 2, or 3, aside from parklands?

- A. Bergen
- B. Hudson
- C. Essex
- D. Union**

The correct answer highlights that Union County has been designated with land areas that primarily fall within planning areas 1, 2, or 3, which are generally associated with urban and suburban land uses that accommodate growth and development. Planning areas in New Jersey are established to guide regional planning, zoning, and land-use decisions. In Union County, most of the land area is consistent with developed urban and suburban uses, which aligns with their classification into the aforementioned planning areas. Other counties such as Bergen, Hudson, and Essex encompass a range of planning areas, indicating they have designated lands outside of areas 1, 2, or 3 for different purposes, including more rural or unplanned regions. This distinction is crucial for understanding regional planning dynamics in New Jersey and signifies Union County's focus on urban-centric development patterns while maintaining its parklands. Hence, it's important to recognize that planning areas are integral in strategizing land use and development policies effectively in New Jersey.

2. What role can a Licensed Professional Planner take?

- A. Lead role in developing comprehensive master plans**
- B. Prepare detailed site plans including utility designs
- C. Engage in work for governmental agencies and private clients
- D. All of the above

The role of a Licensed Professional Planner encompasses various responsibilities integral to urban planning and development processes. Selecting the option that states a planner can take a lead role in developing comprehensive master plans accurately reflects a core aspect of their profession. Comprehensive master plans are strategic documents that guide the long-term vision and development of communities. Planners work with stakeholders to assess needs, set goals, and establish policies that will shape future land use, infrastructure, and community resources. A planner's expertise in land use, zoning regulations, and community engagement allows them to effectively lead these initiatives and synthesize a wide range of data and stakeholder input into cohesive plans. This leadership is pivotal in ensuring that comprehensive master plans address both immediate and long-term community needs while aligning with regulatory requirements. While the other roles mentioned, such as preparing detailed site plans and engaging with governmental or private clients, are also vital functions that professional planners may perform, the lead role in comprehensive planning is particularly essential to their mandate. Hence, the choice emphasizing the development of comprehensive master plans correctly characterizes a significant responsibility of a Licensed Professional Planner.

3. How many alternate members are on the zoning board of adjustment?

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

In New Jersey, a zoning board of adjustment is typically authorized to have two alternate members. These alternate members serve a vital role in the board's function by stepping in to vote when regular members are unable to participate due to conflicts of interest or other reasons. The inclusion of alternate members ensures that the zoning board can maintain a quorum and continue to operate effectively, which is essential for timely decision-making in zoning matters. The structure of having two alternate members allows for a balance between having sufficient flexibility in membership while keeping the board's size manageable. This configuration supports efficient operations without overcrowding the board, which could complicate discussions and dilate the decision-making process.

4. Which of the following is NOT typically a focus of professional planning activities?

- A. Infrastructure improvements
- B. Environmental conservation
- C. Political campaigning**
- D. Community engagement

Professional planning activities primarily focus on areas that contribute to the development and betterment of communities, such as infrastructure improvements, environmental conservation, and community engagement. Each of these areas is crucial for creating sustainable, functional, and livable spaces. Infrastructure improvements involve planning for transportation, utilities, and public services, aiming to enhance the physical systems that support a community's functionality. Environmental conservation is essential in planning to ensure that development meets sustainability goals and preserves natural resources for future generations. Community engagement is a critical component of the planning process, as it ensures that the voices of residents are heard and considered in decision-making. Political campaigning, however, is distinct from these planning activities as it centers around promoting candidates or political agendas rather than directly addressing land use, resource management, or community development. While planners may engage with political processes or support policies beneficial to planning goals, political campaigning itself is not a fundamental focus of their professional activities. This is why it stands out as the correct answer in the context of professional planning.

5. When was the Municipal Land Use Law (MLUL) adopted?

- A. 1952
- B. 1968
- C. 1975**
- D. 1995

The Municipal Land Use Law (MLUL) was adopted in 1975. This piece of legislation is significant as it set the framework for land use planning and zoning in New Jersey municipalities. The MLUL provides guidelines that local governments must follow to ensure that land use decisions are made in a rational and organized manner. It encourages master planning and the establishment of zoning ordinances that reflect community needs and desires. The law also aims to balance development with environmental protection and enhance citizen engagement in the planning process. The adoption of the MLUL in 1975 was a pivotal moment because it unified various state laws pertaining to land use and planning, creating a coherent set of rules that municipalities could follow. This structured approach helps improve coordination and clarity among local land use regulations and promotes sustainable community development.

6. What is the time period following the adoption of an ordinance for a structure or use to apply for a certificate of non-conformance?

- A. 6 Months
- B. 1 Year**
- C. 2 Years
- D. 3 Years

The correct answer is one year. In New Jersey, following the adoption of an ordinance that changes land use regulations, there is a specific timeframe during which property owners may apply for a certificate of non-conformance. This certificate is essential for those who had existing structures or uses that may no longer comply with new restrictions or zoning standards. The one-year period allows property owners adequate time to gather necessary documentation and submit an application for this certificate, ensuring they are not immediately penalized for past investments in their property. This timeframe balances the need for compliance with new regulations while providing a reasonable opportunity for property owners to address potential non-conformities that could affect their rights to use or develop their property. Other time periods do not apply for this specific process under New Jersey law—less than a year may seem insufficient for property owners to react effectively, while longer periods could lead to ambiguity and complications in zoning enforcement and community compliance.

7. Class IV members of the zoning board of adjustment are appointed from which group?

- A. Municipal officials
- B. The citizens of the community
- C. The municipal governing body
- D. The zoning board does not have Class IV members**

Class IV members of the zoning board of adjustment do not exist within the structure of municipal zoning boards in New Jersey. The zoning board is typically comprised of different classes of members. Class I members are usually municipal officials, Class II members are appointed from the municipal governing body, and Class III members are typically chosen from the planning board. What sets Class IV members apart is that they are not recognized in the context of the zoning board. Instead, the composition focuses on the established roles of municipal officials and community planners. Understanding this is crucial for grasping how zoning boards function within New Jersey's municipal framework.

8. What is the maximum timeframe for the planning board to act on a major site plan?

- A. 45 days
- B. 95 days**
- C. 120 days
- D. 90 days

The correct timeframe for a planning board to act on a major site plan is 95 days. This period is established to ensure a timely review and decision-making process, which is essential in planning contexts to maintain project momentum and provide predictability for developers and stakeholders. The 95-day limit allows sufficient time for a thorough examination of site plans, enabling planning boards to assess compliance with local regulations and zoning laws while also allowing time for any necessary public hearings. The structure of this timeframe emphasizes the importance of expediency in the planning process to facilitate development while ensuring that public interests are considered. In contrast, shorter timeframes, such as 45 days, 90 days, or the option of 120 days, do not align with the established legal requirements for major site plan reviews. These alternatives either may not provide enough time for comprehensive analysis or exceed the limits intended to ensure that planning decisions are made efficiently.

9. Notice must be provided to the state planning commission for developments exceeding how many acres?

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

For developments that exceed a specific size, notice to the state planning commission is required to ensure that larger projects are appropriately reviewed for their potential impacts on state policies, regional planning, and community systems. In New Jersey, any development that exceeds 150 acres necessitates this formal notification. This requirement is essential in maintaining an organized approach towards land use planning and facilitating communication between local jurisdictions and state institutions. In the context of land use regulation and planning, keeping the state informed about larger developments allows for the consideration of statewide interests, particularly those related to environmental protection, infrastructure, and resource management. This regulatory framework is designed to support sustainable development and effective planning at both the local and state levels.

10. The official county map is adopted by whom?

- A. The county planning board by resolution
- B. The board of freeholders by ordinance
- C. The county planning board by ordinance
- D. The board of freeholders by resolution**

The official county map is adopted by the board of freeholders by resolution. This process establishes the legal boundaries of the county and facilitates the administration of land use planning and zoning. The reasoning behind the board of freeholders being the adopting authority lies in their governance role over county-wide planning and development policies, which include the official county map. By adopting it through a resolution, the board ensures that there is an official and publicly accessible document that can be referenced for various regulatory purposes, including zoning decisions and infrastructure planning. In contrast, other options confuse the roles and processes involved; for instance, although planning boards play critical roles in formulating planning policies and recommendations, the formal adoption of the official county map is a responsibility that lies specifically with the board of freeholders. The distinction between resolutions and ordinances further highlights the procedural differences in how county governance operates, as resolutions often pertain to specific actions or decisions within the framework set by ordinances.

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Next Steps

Congratulations on reaching the final section of this guide. You've taken a meaningful step toward passing your certification exam and advancing your career.

As you continue preparing, remember that consistent practice, review, and self-reflection are key to success. Make time to revisit difficult topics, simulate exam conditions, and track your progress along the way.

If you need help, have suggestions, or want to share feedback, we'd love to hear from you. Reach out to our team at hello@examzify.com.

Or visit your dedicated course page for more study tools and resources:

<https://njprofessionalplanner.examzify.com>

We wish you the very best on your exam journey. You've got this!

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