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.

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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!

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Questions

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

A. 1952

B. 1968

C. 1975

D. 1995

2. What is the time frame for a planning board to approve an application after receiving a complete application for variance relief?

A. 90 Days

B. 120 Days

C. 150 Days

D. 180 Days

3. Which NJSA statute specifies the time frame for granting or denying certain approvals after receiving a complete application?

A. NJSA 40:55D 48.1

B. NJSA 40:55D 49

C. NJSA 40:55D 50b

D. NJSA 40:55D 52a

4. What is typically the primary function of the zoning board of adjustment?

A. To enforce building codes

B. To review variances and appeals

C. To create zoning ordinances

D. To monitor land use

5. The main purpose of the zoning board of adjustment is to?

A. Interpret zoning ordinances

B. Adopt a master plan

C. Review local development

D. Monitor state developments

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6. 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

7. When is an historic preservation plan required as part of the comprehensive master plan?

A. If national register eligible structures exist

B. If the municipality desires to preserve its history

C. If the municipality intends to adopt a historic district

D. It is never required

8. What is the term of appointment for alternate members of a historic preservation commission?

A. 1 Year

B. 2 Years

C. 3 Years

D. 4 Years

9. How many days does a planning board have to decide on an application for conditional use?

A. 60 Days

B. 75 Days

C. 95 Days

D. 120 Days

10. What type of permit will you need if you are relocating your driveway, necessitating building a new culvert near a drainage channel?

A. Freshwater wetlands protection act

B. Flood hazard control act

C. Realty improvement and sewerage facilities Act

D. Both freshwater wetlands and flood hazard control acts

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Answers

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

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Explanations

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1. 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.

2. What is the time frame for a planning board to approve an application after receiving a complete application for variance relief?

A. 90 Days

B. 120 Days

C. 150 Days

D. 180 Days

In New Jersey, the time frame for a planning board to approve an application for variance relief after receiving a complete application is established by the Municipal Land Use Law (MLUL). This law stipulates that the planning board must take action within a specific period to ensure that applicants are not left in limbo regarding their requests. The correct answer of 120 days corresponds to the period specified in the MLUL, which requires that the board acts within this time frame to either approve or deny the application. This timeframe encourages timely decisions in the planning process, promoting efficiency and clarity for both the applicant and the surrounding community. Understanding this timeframe is crucial for professionals in the field of planning, as it helps manage the expectation of applicants and guides them on the appropriate timelines for their projects.

3. Which NJSA statute specifies the time frame for granting or denying certain approvals after receiving a complete application?

A. NJSA 40:55D 48.1

B. NJSA 40:55D 49

C. NJSA 40:55D 50b

D. NJSA 40:55D 52a

The statute that specifies the time frame for granting or denying certain approvals after receiving a complete application is found in NJSA 40:55D-50b. This provision establishes clear timelines for municipal authorities to act on applications, ensuring that applicants receive timely decisions. Specifically, it mandates that once a complete application is submitted, the reviewing body must either grant or deny the application within a certain period, promoting efficiency and accountability in the planning process. This time constraint is crucial as it prevents delays that could impact project timelines and helps stakeholders to plan accordingly. Understanding this statute is important for professional planners in New Jersey as it outlines their responsibilities and the rights of applicants within the approval process.

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4. What is typically the primary function of the zoning board of adjustment?

A. To enforce building codes

B. To review variances and appeals

C. To create zoning ordinances

D. To monitor land use

The primary function of the zoning board of adjustment is to review variances and appeals. This board is established to provide a mechanism for property owners to seek exceptions to the zoning laws when their specific circumstances warrant it. Variances may be requested for various reasons, such as when a property cannot be designed to conform to the zoning requirements due to unique physical features or hardships related to the land. When a property owner applies for a variance, the zoning board evaluates the request to determine whether to grant the exception, based on established criteria such as whether the variance will alter the essential character of the neighborhood or whether it is necessary to avoid unnecessary hardship to the applicant. This process ensures that individual property rights are balanced with the public interest in maintaining the integrity of zoning regulations. Other choices reflect different functions not typically associated with the zoning board of adjustment. Enforcing building codes is usually the responsibility of municipal building inspectors rather than the zoning board. Creating zoning ordinances is a legislative function typically carried out by the planning board or the municipal governing body. Monitoring land use could involve various bodies, including planning departments, but it is not the central role of the zoning board of adjustment.

5. The main purpose of the zoning board of adjustment is to?

A. Interpret zoning ordinances

B. Adopt a master plan

C. Review local development

D. Monitor state developments

The main purpose of the zoning board of adjustment is to interpret zoning ordinances. This interpretation involves reviewing specific proposals or applications for variances from zoning regulations and ensuring that local zoning laws are consistently applied. The board plays a crucial role in addressing appeals from property owners who feel that their rights are being unfairly restricted by zoning rules. By providing a mechanism for appeals and variance requests, the zoning board of adjustment helps to balance property rights with community planning goals and zoning regulations. The other options present functions that are typically outside the scope of the zoning board's authority. The adoption of a master plan is usually the responsibility of the planning board, which focuses on long-term development strategies for the community. Reviewing local development is more aligned with planning departments and planning boards, which analyze and approve development applications based on compliance with zoning and land use policies. Monitoring state developments is not a responsibility of the zoning board, as this is typically managed by state level planning agencies or departments.

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6. 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.

7. When is an historic preservation plan required as part of the comprehensive master plan?

A. If national register eligible structures exist

B. If the municipality desires to preserve its history

C. If the municipality intends to adopt a historic district

D. It is never required

A historic preservation plan is integral to the comprehensive master plan particularly when a municipality intends to adopt a historic district. This is because the establishment of a historic district involves a specific set of regulations and guidelines aimed at maintaining the character and integrity of buildings and spaces that hold historical significance. By incorporating a historic preservation plan, the municipality ensures that any development or changes within that district align with the preservation goals and standards necessary to protect its historical fabric. This plan typically includes assessments of significant historic resources, strategies for their preservation, and measures for integrating these resources into the community planning process. Therefore, when a municipality is serious about implementing a historic district, it necessitates a formal framework that outlines how its historical assets will be managed, preserved, and promoted, which is why it is required as part of the comprehensive master plan.

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8. What is the term of appointment for alternate members of a historic preservation commission?

A. 1 Year

B. 2 Years

C. 3 Years

D. 4 Years

The term of appointment for alternate members of a historic preservation commission in New Jersey is typically set at two years. This reflects a common structure within planning and preservation commissions, providing enough time for alternates to become familiar with the commission's operations, the historical significance of local resources, and the community's preservation goals. The two-year term allows for consistent involvement without the long-term commitment of more permanent members, fostering a rotation that can bring fresh perspectives while ensuring stability within the commission. In this context, the term length serves to balance continuity with the opportunity for new member engagement, which is essential for diverse input in historic preservation efforts.

9. How many days does a planning board have to decide on an application for conditional use?

A. 60 Days

B. 75 Days

C. 95 Days

D. 120 Days

The correct answer is 95 days because, under New Jersey's Municipal Land Use Law, a planning board is required to make a decision on a conditional use application within this timeframe. When a developer submits an application for conditional use, it is a significant process that requires careful consideration to ensure that it aligns with local zoning ordinances and serves the public interest. The 95-day period allows planning boards the necessary time to review the application, seek input from various stakeholders, and hold any required public hearings before making an informed decision. The regulation emphasizes the importance of timely decisions in the planning process while also ensuring thorough scrutiny of conditional use applications. This timeframe is designed to balance the interests of developers looking for certainty and the community's need for careful oversight of land use decisions.

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10. What type of permit will you need if you are relocating your driveway, necessitating building a new culvert near a drainage channel?

A. Freshwater wetlands protection act

B. Flood hazard control act

C. Realty improvement and sewerage facilities Act

D. Both freshwater wetlands and flood hazard control acts

When relocating a driveway and constructing a new culvert near a drainage channel, the appropriate permit to consider is associated with the Flood Hazard Control Act. This legislation is designed to regulate construction activities within flood-prone areas to mitigate flood risks. It ensures that any development, such as a driveway and accompanying culvert, does not adversely affect the localized hydrology or increase flood risk in surrounding areas. The need for this permit arises because a culvert can significantly alter the flow of water, impacting drainage patterns and potentially leading to flooding if not properly managed. Engaging with the Flood Hazard Control Act helps to ensure that the construction adheres to state regulations for preventing flooding and protecting water quality in hydrologically sensitive areas. While the Freshwater Wetlands Protection Act also addresses wetlands and could potentially be relevant if the proposed culvert impacts wetlands, it is primarily focused on protecting designated wetland areas rather than directly regulating driveway relocations or culverts unless those activities directly influence wetlands. The Realty Improvement and Sewerage Facilities Act pertains more to sewerage systems and thus does not apply here. In summary, the Flood Hazard Control Act is the primary permit requirement for such projects to manage flood risks effectively.

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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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