PROFESSIONAL PLANNER PRACTICE EXAM

This practice exam does not necessarily reflect the specific content, type of questions, or relative distribution of subject matter covered in the New Jersey State Board's Professional Planner Exam. However, it does reflect the length, general content and style of the Exam (i.e., 100 multiple choice questions). There are two ways to use this practice exam:

- **As a study guide.** To use the practice exam as a study guide, review the exam and simultaneously look at the answers provided. You may wish to take notes about subject matter areas where you need to focus your studies. Then use this book, the laws themselves, and other available research materials to hone in on those facts or topic areas that need work.

- **As an actual practice exam.** Recommended! Since the practice exam consists of 100 multiple choice questions, the same type and length of the actual Exam, you can use it to simulate taking the real Exam. In this case, set yourself up in a quiet room where you can remain undisturbed for a period of up to two hours. To realistically simulate the actual Exam setting, do not use any notes or other materials. Remove the answer sheets from the Guide and use a No. 2 pencil to mark your answers. Practice good test taking techniques such as skipping over and returning to questions about which you are unsure of the answer.

This practice exam is not intended to be scored, but is to be used as a study guide. If you don't do well on the practice exam, don’t panic! This exam is likely more difficult than the actual Exam.
New Jersey State
Licensed Professional Planner
Practice Exam

1. The Comprehensive Master Plan is adopted by:
   A. the Governing Body by ordinance.
   B. the Governing Body by resolution.
   C. the Planning Board by ordinance.
   D. The Planning Board by resolution.

2. The State Development and Redevelopment Plan does not include:
   A. A policy that the benefits and burdens of implementing the State Plan should be
equitably distributed among all citizens of the State.
   B. A policy that maintenance and repair of infrastructure should be given priority over all
other infrastructure expenditures, except those that protect the public's health and safety.
   C. A policy that local land use planning decisions should be the driving force behind
integration of transportation systems and exploration of alternative modes to transit.
   D. A policy that distressed communities should be targeted for revitalization by leveraging
public resources with private investments in jobs and housing.
   E. A policy that preservation and expansion of the supply of safe, decent and reasonably
priced housing should be attained by increasing residential land availability.

3. In order to practice professional planning in New Jersey, an individual must do each of the
   following except:
   A. Be a resident of New Jersey.
   B. Be of good moral character.
   C. Have a degree in planning and/or a certain number of years of professional planning
experience.
   D. Apply for, take, and pass a qualifying examination.
   E. Obtain a Licensed Professional Planner seal.

4. Which of the following cannot legally be prepared by a Professional Planner?
   A. Vegetation, general floodplain determination, general location of utilities, buildings and
structures.
   B. Location of vehicular and pedestrian ways, including drives, parking areas, pedestrian
circulation and ingress and egress locations.
   C. Drainage facilities involving storm water detention.
   D. Landscaping designs including lighting and screening design.
   E. All of the above can legally be prepared by a Professional Planner.
Questions 5 through 10 pertain to the following scenario:

Having recently completed a major rezoning project undertaken to implement your municipalities revised Comprehensive Plan, you were pleased but surprised by an employment offer as a project planner from John Developer, a well known local builder with strong personal ties to the city’s mayor. You take the job. Mr. Developer owns 2 parcels for which you are now designing projects: a 1.2 acre parcel of land zoned for multi-family residential (9-16 du/acre) adjoining an arterial street and, nearby but not adjacent, an abandoned railroad right of way (35’ wide by 620’ long) through the center of a large block of 100+ year old single family homes on ½ acre and larger lots. The first site is in the area that was recently rezoned and Mr. Developer strongly supported your earlier rezoning recommendation. The half-acre minimum zoning on the second site was not changed.

5. According to the conduct regulations of the New Jersey Board of Professional Planners you have entered into an unethical arrangement because:
   A. You are prohibited from entering into a professional or financial relationship with any party, firm, or agency with which you possess any continuing or anticipated professional or financial relationship.
   B. The mere appearance of a conflict of interest is prohibited by the regulations.
   C. Both A and B.
   D. Your association is not unethical.

6. Assuming that Mr. Developer’s project will be served by a dead end street 50 feet wide and 240 feet long, what is the maximum number of dwellings that can build on his 1.2 acre parcel?
   A. 11
   B. 14
   C. 15
   D. 19
   E. 20

7. For the 21,700 sf abandoned railroad parcel, you will need to apply for several deviations from the local zoning code, including but not limited to side yard requirements and parking standards. From the information in this question and the scenario above, what group would hear the application?
   A. Municipal Governing Body
   B. Planning Board
   C. Board of Zoning Adjustment
   D. Historic District Commission

8. The railroad right-of-way flares out at one end just enough to meet the minimum lot width requirement of 50 feet for existing lots. However, you discover that the historic home you propose to move on to the site would encroach into the required side yard by about 6 inches. You:
   A. don’t tell the new city planner because anyone could be off by 6 inches.
   B. tell Mr. Developer to ask the Mayor for a variance.
   C. apply for a variance because there is a hardship pertaining to the lot.
   D. resign from Mr. Developer’s employ and become an advocate planner for the opposing neighbors.
   E. shave 6 inches off of the house.
9. If you were to apply for a variance for the above move-on house, on what grounds would you claim that a variance should be granted?

I. The unusual shape of the site precludes designing a new home which would meet yard requirements.
II. The move-on home has been declared historically significant by the city and must be saved at any cost.
III. The proposed variance constitutes only a minor encroachment and will not alter the character of the neighborhood.
IV. Both the area of the site and its proposed development are consistent with that of other lots in the immediate vicinity.

A. I only
B. II, III, and IV only
C. III and IV only
D. I, II, III, and IV only

10. Both projects are on the same hearing agenda. You should:

A. ask Mr. Developer to make the presentations because it would be improper for you to do so.
B. meet with the Mayor to enlist his support for both projects.
C. prepare carefully for both cases recognizing that your integrity is likely to be an issue.
D. at the hearing, ask for a continuance of the move-on project so that it can receive your full attention at a later date.
E. both A and C

11. For all development proposals, a municipality:

A. must apply only the zoning rules in effect at the time of filing to the review of a development application.
B. may amend zoning during the 45 day application review process, even if the amendment is in direct response to issues raised by the application.
C. can rely on the judiciary to evaluate the wisdom of zoning changes undertaken while development applications are pending.
D. none of the above.

12. The Coastal Wetlands Act was adopted in what year?

A. 1970
B. 1972
C. 1974
D. 1976
E. none of the above.
13. The municipality has _____ days to make a determination of completeness. The clock begins when:
   A. 30, the Board secretary first reviews the application materials with the applicant.
   B. 45, the Board secretary first reviews the application materials with the applicant.
   C. 30, the applicant's fee check clears the bank.
   D. 45, notice of receipt of the application is published in the newspaper.
   E. 45, the municipality receives the application packet.

14. The New Jersey Freshwater Wetlands Act defines Wetlands as having all of the following except:
   A. hydric soils.
   B. hydrophytes.
   C. hydrology.
   D. standing or running water.

15. Under the New Jersey Freshwater Wetlands Act, one of the criteria for identifying "Exceptional Wetlands" is
   A. great scenic beauty.
   B. a wide diversity of native flora and fauna.
   C. potential habitat for endangered or threatened species.
   D. unspoiled natural habitat.

16. Where CAFRA jurisdiction and the Hackensack Meadowlands Development Area overlap:
   A. CAFRA has sole jurisdiction on developments.
   B. the Hackensack Meadowlands Development Commission has sole jurisdiction on developments.
   C. all developments must gain the approval of both agencies.
   D. some developments are reviewed by one agency, some by the other, depending on the type of development involved.
   E. CAFRA jurisdiction and the Hackensack Meadowlands do not overlap.

17. Where Coastal Wetlands Act jurisdiction and the Hackensack Meadowlands Development Area overlap:
   A. the Coastal Wetlands Commission has sole jurisdiction on developments.
   B. the Hackensack Meadowlands Development Commission has sole jurisdiction on developments.
   C. all developments must gain the approval of both agencies.
   D. some developments are reviewed by one agency, some by the other, depending on the type of development involved.
   E. Coastal Wetlands Commission jurisdiction and the Hackensack Meadowlands do not overlap.
18. Class IV members of the Planning Board are appointed from the ranks of:
   A. Mayor or City Manager.
   B. municipal officials.
   C. municipal Governing Body.
   D. the citizens of the community.
   E. the Planning Board does not have Class IV members.

19. Floor Area Ratio is:
   A. the ratio of the area of the first floor to the area of the lot.
   B. the ratio of the area of the building to the area of the lot.
   C. the ratio of the area of the permissible lot coverage to the area of the lot.
   D. the ratio of the net leasable area to the building area.

20. A municipal Comprehensive Master Plan must include:
   I. a Land Use Element.
   II. a Circulation Element.
   III. a Housing Element.
   IV. a description of floodplains, marshes and waterways.
   A. All of the above.
   B. All of the above except I.
   C. All of the above except II.
   D. All of the above except III.
   E. All of the above except IV.

21. "Spot zoning" means:
   A. zoning of an area with a pattern of mixed uses.
   B. zoning a single parcel or small area with a special zone not generally found in the immediate area.
   C. zoning a small area in such a way as to confer a favor on a single landowner.
   D. use of a spotted pattern to illustrate zoned areas.

22. The municipal zoning code is adopted by:
   A. the Governing Body by ordinance.
   B. the Governing Body by resolution.
   C. the Planning Board by ordinance.
   D. The Planning Board by resolution.

23. The Council on Affordable Housing was established by:
   A. the courts as an outcome of Mt. Laurel I.
   B. the courts as an outcome of Mt. Laurel II.
   E. none of the above.
24. As a Licensed Professional Planner, you may hold elective office:
   
   A. true.
   B. false.
   C. this issue is not covered in the Professional Planner Code of Ethics.
   D. only with the permission of the State Board of Professional Planners.
   E. both A and C are correct.

25. Planning Board Class IV members serve a term of:
   
   A. 1 year or completion of elected term, whichever is first.
   B. two years.
   C. four years.
   D. the duration of the conflicted matter only.
   E. none of the above.

26. To achieve the best solar access, a single family subdivision should use streets running:
   
   A. north and south
   B. east and west
   C. in a circular pattern
   D. none of the above; street alignment is not important in solar access.

27. The term "daylight line" refers to:
   
   A. the line where a cut or fill slope meets natural grade.
   B. the line of penetration of the sun into a dwelling at noon on December 22nd.
   C. the angle of declination of a shadow from true north when the sun is at solar south.
   D. none of the above.

28. A Zoning Ordinance must:
   
   A. provide for the regulation of land use in airport safety zones.
   B. limit and restrict buildings and structures to specified districts by type of use.
   C. regulate the height, bulk and orientation of buildings.
   D. provide performance standards for classes of uses.
   E. all of the above.

29. Which of the following approves "C" variances?
   
   I. Planning Board.
   II. Board of Zoning Adjustment.
   III. the Planning Board if a "D" variance is also involved.
   IV. the Board of Zoning Adjustment if a "D" variance is also involved.
   
   A. I only.
   B. II only.
   C. both II and III.
   D. both I and IV.
   E. I, II and IV, depending on the circumstances.
30. Which of the following approves "D" variances?
   I. Planning Board.
   II. Board of Zoning Adjustment.
   III. the Planning Board if a "C" variance is also involved.
   IV. the Board of Zoning Adjustment if a "C" variance is also involved.
   A. I only.
   B. II only.
   C. both II and III.
   D. both I and IV.

31. A municipal Subdivision Ordinance must contain all of the following except:
   A. streets consistent with the Official Map.
   B. procedures for submitting and processing Major and Minor Subdivisions.
   C. provision for protection of potable water supplies.
   D. performance guarantees.

32. Under the Freshwater Wetlands Act, Ordinary Wetlands require a ____ foot Transition Area or buffer from all development.
   A. 0 feet.
   B. average of 50 feet, may be "flexed" down to 25 feet.
   C. minimum of 50 feet.
   D. average of 150 feet, may be "flexed" down to 50 feet.
   E. minimum of 150 feet.

33. Activities that are not regulated in designated Freshwater Wetlands areas include all of the following except:
   A. normal maintenance.
   B. minor and temporary disturbances.
   C. temporary structures of less than 150 sf in area.
   D. minor excavation or disturbance of soil.
   E. all of the above are permitted.

34. CAFRA applies to development activities on land in certain counties that is:
   A. subject to tidal action, plus lands within 150 feet of the mean high water line or the most landward limit of the beach or dune if there is no intervening development.
   B. excluded from the requirements of COAH.
   C. within the HMDC area, but shows evidence of recovery by native freshwater flora and fauna.
   D. within the Floodplain of a freshwater river or stream.
   E. "marine industry" related and situated between the mean low water line and the mean high water line.
35. The municipal Planning Board must act within how many days on an application for a variance?
   A. 15 days.
   B. 45 days.
   C. 95 days.
   D. 120 days.
   E. the Planning Board does not review variance applications.

36. Under the Freshwater Wetlands Act, regulated activities within Wetlands include which of the following:
    I. excavation or disturbance of any soil, no matter how little.
    II. discharge of any fill
    III. destruction of plant life that would alter the existing pattern of vegetation.
    IV. placing of permanent bridge piers, sign footings, and like, even of a minimal footprint.
   A. all of the above except I.
   B. all of the above except II.
   C. all of the above except III.
   D. all of the above except IV.
   E. all of the above.

37. A licensed Professional Planner may:
   A. take a lead role in developing Comprehensive Master Plans and related documents, plans and studies.
   B. prepare detailed site plans including on-site utility design.
   C. engage in work for both governmental agencies and private clients where that work will be submitted to the governmental agency, as long as there is no direct conflict in doing so and full disclosure is made.
   D. both A and B.
   E. all of the above.

38. The municipal Official Map is adopted by:
   A. the Governing Body by ordinance.
   B. the Governing Body by resolution.
   C. the Planning Board by ordinance.
   D. The Planning Board by resolution.

39. The state planning commission consists of 17 members, including:
   A. 6 members of the general public.
   B. 4 members of the general public.
   C. 6 representatives of local governments.
   D. representatives of the state departments of transportation, housing, commerce and agriculture.
40. Class IV members of the Zoning Board of Adjustment are appointed from the ranks of:
   A. Mayor or City Manager.
   B. municipal officials.
   C. municipal Governing Body.
   D. the citizens of the community.
   E. the Zoning Board of Adjustment does not have Class IV members.

41. The State Development and Redevelopment Plan applies to all of the following except:
   A. the Hackensack Meadowlands.
   B. designated Urban Centers.
   C. state sponsored projects.
   D. COAH Resolutions of Participation.

42. To be designated as an Urban Center, a community must have a population of at least:
   A. 5,000 within the Community Development Area Boundary.
   B. 10,000 within planning areas 1, 2, and 3.
   C. 40,000.
   D. both B and C.
   E. none of the above.

43. In the State Development and Redevelopment Plan, the Suburban Planning Area (PA2) is characterized by:
   A. densities of at least 1,000 persons per square mile.
   B. predominantly single family detached housing.
   C. land area greater than one square mile.
   D. access to multiple modes of transportation.
   E. all of the above.

44. The Official County Map is adopted by:
   A. the Board of Freeholders by ordinance.
   B. the Board of Freeholders by resolution.
   C. the County Planning Board by ordinance.
   D. The County Planning Board by resolution.

45. Under COAH regulations, the Housing Element of the Comprehensive Master Plan must contain all of the following except:
   A. an inventory of housing, including purchase or rental value.
   B. a projection of the municipality's housing stock, including probable construction of low and moderate income housing, for a period of 10 years.
   C. an analysis of the existing and probable future employment characteristics of the municipality.
   D. an analysis of the municipality's demographic characteristics including at least household size, income level, and age.
   E. all of these are required.
46. Which of the following is not adopted by ordinance?
   A. municipal capital budget.
   B. application fees and fee exemptions.
   C. municipal Official Map.
   D. requirements for off-tract improvements.
   E. all of the above are adopted by ordinance.

47. A Petition for Substantive Certification:
   A. is often issued to halfway houses and group homes in connection with a Conditional Use Permit.
   B. is the document a licensed surveyor submits to the municipality for final approval of a subdivision.
   C. is used by the Historic Commission to approve restoration plans in National Register districts.
   D. gives COAH jurisdiction to review a municipality’s Fair Share Plan.

48. In the *Transition Area* surrounding a freshwater Wetland, which of the following activities are regulated?
   I. the excavation or disturbance of any soil.
   II. discharge of fill.
   III. erection of any structures.
   IV. placement of any pavements.
   V. destruction of plant life that would alter the existing pattern of vegetation.
   A. II, III, IV, and V only
   B. I, III, IV, and V only
   C. I, II, IV, and V only
   D. I, II, III, and V only
   E. I, II, III, IV, and V

49. The Pinelands includes land in all of the following counties except:
   A. Burlington
   B. Monmouth
   C. Atlantic
   D. Ocean
   E. Gloucester

50. The Pinelands Reserve was established:
   A. in 1978 by Congress.
   B. by the Pinelands Protection Act of 1976.
   C. by the Pinelands Protection Act of 1979.
   D. by the New Jersey Supreme Court in response to an environmental lawsuit.
   E. none of the above.
51. A person not licensed as a Professional Planner may render professional planning services if:
   A. he or she prepared the actual planning work and it is approved in writing by a licensed Planner.
   B. as a paid employee representing the licensed Planner at a public hearing.
   C. as a paid employee representing the licensed Planner at a private meeting.
   D. only in an emergency situation where the licensed Planner is incapacitated.
   E. never.

52. Under the Freshwater Wetlands Act, a Special Activity Waiver differs from a General Permit in that:
   A. a Special Activity Waiver applies only to defined Special Activities that could cause environmental damage.
   B. a Special Activity Waiver applies to Transition Areas whereas a General Permit applies to designated Wetlands.
   C. both A and B.
   D. none of the above.

53. As a Professional Planner and Class V alternate member of the local Planning Board, you:
   A. must attend all Planning Board meetings in case there is a conflict of interest.
   B. must hear, deliberate and vote on D variances and other development applications when a regular Planning Board member has a conflict of interest or the appearance of a conflict.
   C. are appointed by the mayor or city manager to a two year term.
   D. Professional Planners are not allowed to sit on Planning Boards.
   E. none of the above.

54. Which of the following is true of Planning Board members?
   A. Class I membership is limited to the mayor or city manager of the municipality, but, in the event of a conflict of interest that spot can be filled by a member of the Board of Adjustment.
   B. Class II membership is generally reserved for officials of the municipality, but can be comprised of ordinary citizens with the approval of the Governing Body.
   C. Class III is comprised of a single member of the Governing Body, selected by the Mayor and approved by the Governing Body.
   D. Class IV members can hold no other municipal office, except in the case of an 11 member Planning Board, when a member of the Zoning Board of Adjustment or the Historic Preservation Commission can be appointed.
   E. Class V members serve as alternates and are nominated to a two year term.
55. The municipal zoning code may:

I. limit and restrict buildings and structures to specified districts by type of use, such as manufacturing, retail, and low and moderate income housing.
II. regulate the height, bulk, orientation, percent of lot coverage and FAR of buildings.
III. establish and regulate activities in flood zones.
IV. permit as "conditional uses" in some zones uses that are permitted "of right" in others.
V. require that property taxes be current before approving a development application.

A. all of the above except I.
B. all of the above except II.
C. all of the above except III.
D. all of the above except IV.
E. all of the above except V.

56. The Municipal Land Use Law (MLUL) was first adopted substantially in its present form in:

A. 1952
B. 1968
C. 1975
D. 1983
E. 1995

57. The County Planning Act is codified at:

A. NJAC 19:3-1 et seq.
B. NJSA 45:14A et seq.
C. NJSA 40:27-1 et seq.
D. NJSA 40:55-1 et seq.
E. NJSA 16:12 et seq.

58. The area of a watercourse that is periodically inundated is called:

A. the seasonal stream bed.
B. the Floodplain.
C. Wetlands.
D. the 100-year Floodplain.
E. the transitional or buffer area.

59. An Historic Preservation Plan is required as a part of the Comprehensive Master Plan:

A. If there are National Register eligible structures still existing in the municipality.
B. If the municipality desires to preserve its history and heritage.
C. If the municipality intends to adopt a "historic district" zone designation.
D. If historic structures are proposed to be converted to low or moderate income housing.
E. none of the above. An Historic Preservation Plan is never required.
60. Which of the following is not a requirement of all applicants for licensing as a Professional Planner?

I. being possessed of good moral character.
II. achieving a passing grade on an examination covering a wide range of planning law and practice as they pertain to New Jersey.
III. certification by AICP.
IV. five letters of reference.
V. a minimum of 21 hours of planning-specific education.

A. all of the above except III.
B. all of the above except IV.
C. all of the above except III and IV.
D. all of the above except III and V.
E. all of the above except III, IV and V.

61. A Professional Planner's license may be suspended or revoked for:

A. failing to pay the required renewal fee.
B. any use or employment of dishonesty, fraud, deception, misrepresentation, false promise or false pretense, whether related to the practice of Professional Planning or not.
C. repeated acts of malpractice, negligence or incompetence.
D. all of the above.
E. all of the above except A.

62. A recycling Plan element that incorporates State Recycling Plan goals and refers to the municipal recycling ordinance must be included in the Comprehensive Master Plan if:

A. the municipality anticipates any residential developments over 50 units.
B. the municipality anticipates any apartment developments over 25 units.
C. the municipality anticipates any commercial or industrial developments over 1,000 sq ft floor area.
D. all of the above.
E. none of the above.

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

A. 180, 1 year.
B. 180, 1 year.
C. 180, 2 years.
D. 190, 2 years.
E. 45, forever.

64. The Regulatory Flood is:

A. the Floodplain that can be expected to be inundated once every 100 years.
B. the Floodplain defined by NJDEP in approving a stream encroachment permit.
C. the flood hazard that defines flooding risk areas for zoning purposes.
D. the flood level that is used by the Army Corps in designing channel improvement projects.
E. none of the above.
65. How old must an applicant be to become licensed as a Professional Planner?
   A. 16 years (old enough to drive).
   B. 18 years (old enough to vote).
   C. 21 years (old enough to sign legally binding contracts).
   D. it varies, depending on the state.
   E. there is no age limit.

66. The State Board of Professional Planners is comprised of:
   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.
   E. none of the above.

67. Which Board hears appeals from orders of municipal administrative officers regarding the Zoning Ordinance?
   A. Governing Body
   B. Planning Board
   C. Zoning Board of Adjustment
   D. Office of Administrative Law
   E. court of competent jurisdiction.

68. Which Board hears Minor Subdivision applications if a "C" variance is also requested?
   A. Governing Body
   B. Planning Board
   C. Zoning Board of Adjustment
   D. Office of Administrative Law
   E. court of competent jurisdiction.

69. Which Board hears bulk variance applications if a site plan approval is involved?
   A. Governing Body
   B. Planning Board
   C. Zoning Board of Adjustment
   D. Office of Administrative Law
   E. court of competent jurisdiction.

70. 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
   E. court of competent jurisdiction.
71. For the purposes of regulating development activity within the Pinelands area, "Major Development" means:

A. any housing development of two or more units.
B. any housing development of five or more units.
C. any housing development of seven or more units.
D. any housing development of ten or more units.
E. any housing development of twenty or more units.

72. For the purposes of regulating development activity within the Pinelands area, "Major Development" means:

A. construction or expansion of any commercial or industrial use on a site of more than one-half acre.
B. construction or expansion of any commercial or industrial use on a site of more than one acre.
C. construction or expansion of any commercial or industrial use on a site of more than two acres.
D. construction or expansion of any commercial or industrial use on a site of more than two and one-half acres.
E. construction or expansion of any commercial or industrial use on a site of more than three acres.

73. An easement:

A. is granted for a specific stated purpose.
B. can be sold by the grantor.
C. runs with the land when it is transferred.
D. All of the above.
E. B and C only.

74. The term "Riparian Habitat" refers to:

A. an Oak woodland ecosystem.
B. a freshwater marsh ecosystem.
C. a tidal wetland ecosystem.
D. any water-related ecosystem.
E. none of the above.

75. The Hackensack Meadowlands Development Commission was established by an Act of the Legislature in:

A. 1986
B. 1982
C. 1979
D. 1972
E. 1968.
76. There are generally considered to be 5 "theories" of Planning. They are:
   A. Linear, Radial, Multiple Cluster, Concentric, and, Comidor.
   B. Synoptic, Incremental, Transactive, Advocacy, and Radical.
   C. Republican, Democrat, Socialist, Reform, and Green.
   D. Chaos, Muddling Through, Citizen Participation, Elected Representative, and Elite.
   E. Bottom Up, Top Down, Integrated Participatory, Expert Facilitated, and Elected Representative.

77. The primary duty of the County Planning Board is to:
   A. make and adopt a master plan for the physical development of the county.
   B. adopt an Official County Map showing major circulation routes, parklands, and public sites under county jurisdiction.
   C. review local development projects that could impact on state or county roads and/or drainage facilities.
   D. ensure that development projects of regional significance do not unfairly impact any municipality.
   E. all of the above.

78. The State Development and Redevelopment Plan is controlling for planning and capital programming actions of:

   A. the state and its agencies.
   B. counties.
   C. municipalities.
   D. all of the above.
   E. all of the above except A.

79. Members of the State Board of Professional Planners serve terms of ____ years.
   A. 2
   B. 3
   C. 4
   D. 5

80. On the SDRP Resource Planning and Management Map, one county contains no land area designated in Planning Areas 1, 2, or 3. It is:

   A. Sussex
   B. Hunterdon
   C. Warren
   D. Salem
   E. Cumberland
81. On the SDRP Resource Planning and Management Map, one county contains no land area (aside from parklands) in any designation other than Planning Areas 1, 2, or 3. It is:

A. Bergen
B. Hudson
C. Essex
D. Union
E. Mercer

82. Prior to adopting or amending the Official Map, the Governing Body must:

A. submit the Map to the Professional Planner for rendering
B. submit the Map to the Zoning Board of Adjustment to ascertain if any pending applications are in conflict with proposed changes.
C. submit the Map to the Planning Board for review and recommendation.
D. submit the Map to the voters at the next election or call a special election.
E. none of the above. The Planning Board, not the Governing Body, adopts the Official Map.

Questions 83 through 86 relate to the following scenario.

You have been retained as a consulting planner for a prominent local developer who owns two large non-contiguous farms. According to the SDRP, the larger site (140 acres) is located in PA3, while the smaller site (62 acres) is designated PA2. The sites drain to and are separated by an 800 foot wide area of Exceptional Wetlands owned by the county. Several small seasonal drainage channels cross each parcel. Zoning on the large site, which adjoins a state highway (its only street frontage), permits up to four units per acre and allows for flexibility in designing setbacks and locating amenities. Zoning at the other site, for which a street is shown on the Official Map, but which currently has no paved access, permits a maximum intensity of two single family units per acre. The Comprehensive Master Plan has been litigated and found complete and up to date, but there is an unmet need totaling 35 units. You will be processing a TDR application as well as simultaneous subdivision and site plan applications.

83. You will need permits or approvals from:

I. DEP.
II. DOT.
III. COAH.
IV. OSP.
V. the municipality.

A. all of the above except II.
B. all of the above except IV.
C. all of the above except V.
D. all of the above except III, and IV.
E. all of the above except II, IV and V.
84. Assuming that a Resolution of Participation has been adopted by the municipality, the first thing you should do is:

A. file a "Mt. Laurel" type lawsuit because it is clear that the municipality discriminates against anything but single family housing on large lots.
B. check to see if the Fair Share Plan has been filed with and approved by COAH.
C. call OSP to arrange a meeting date for cross acceptance discussions.
D. apply for a Petition for Substantive Certification.
E. review the Housing Element to determine if low or moderate income housing will be required in your development project.

85. Under the State Highway Access Management Act (SHAMA), the Commissioner is entitled to deny a state highway access permit because:

A. there is adequate alternate access via the mapped street.
B. the property is zoned for residential purposes.
C. the property is zoned for residential purposes, still used for agriculture, and includes a mapped street.
D. SHAMA does not apply to this project.
E. the Commissioner is not entitled to deny a state highway access permit.

86. In addition to the municipality, the county must review and approve the development application because:

A. the property(s) drain to a county owned wetland.
B. the development must access the state highway and a state highway is equivalent to a county highway for the purposes of the County Planning Act.
C. both A and B.
D. none of the above. The county need not approve the development because it is a "single family residential development."

87. The Planning Board has _____ days to act on a complete application for Conditional Use Permit.

A. 45
B. 45 days for a CUP involving a permitted use. 95 days for a use that is not permitted.
C. 95
D. 120
E. the Planning Board does not hear CUP applications.

88. The Planning Board has _____ days to act on a complete application for site plan approval.

A. 45
B. 45 days for a minor site plan. 95 days for a major site plan.
C. 95
D. 120
E. the Planning Board does not hear applications for site plan approval.
89. Order the following Pinelands Management Areas from the most restrictive to the least restrictive:

I. Special Agricultural Production Area (SAPA)
II. Pinelands Village (PV)
III. Regional Growth Area (RGA)
IV. Forest Area (FA)
V. Military and Federal Installation Area (MAFIA)

A. I, II, III, IV, V
B. III, IV, II, I, V
C. V, IV, I, II, III
D. IV, I, II, III, V
E. V, III, II, I, IV

90. The Zoning Board of Adjustment can grant a permit for a structure within a public street only if:

A. the development of the site cannot otherwise yield a reasonable return to the owner.
B. the Governing Body conveys in writing.
C. it makes a finding that the flow of traffic will not be impaired by such encroachment.
D. the applicant applies for a variance, a public hearing is held, and the Board of Adjustment makes the findings required for approval of the variance.
E. none of the above; only the Governing Body can grant such a permit.

91. Which of the following is not a required part of the Comprehensive Master Plan?

A. statement of underlying objectives, principles, assumptions, policies and standards for physical, economic and social development.
B. the Land Use Element.
C. the Capital Improvement Program outlining improvements necessary to accommodate development projected by the Land Use Element.
D. statement indicating the relationship of the Plan to the local solid waste management plan.

92. As an individual homeowner, you are relanscaping your 1/4 acre front yard and need to relocate the driveway, necessitating building a new 6' culvert spanning the 3-foot wide unlined and continuously wet man-made drainage channel near the street. You will need a permit under what Act?

A. the Freshwater Wetlands Protection Act only.
B. the Flood Hazard Control Act only.
C. the Realty Improvement and Sewerage Facilities Act.
D. both the Freshwater Wetlands Protection and the Flood Hazard Control Acts.
E. none of the above.

93. The MLUL prohibits restriction or exclusion of manufactured homes unless:

A. there is a community wide vote to do so.
B. title to the underlying land is held by someone other than the homeowner.
C. the community's Mt. Laurel obligations have been met and certified by COAH.
D. they are restricted or excluded from all zoning districts in the municipality.
94. The municipality may require a developer to contribute to the cost of off-tract water, sewer, drainage or street improvements only if:
   A. the developer agrees in writing.
   B. the planner can determine the exact pro rata shares due from the developer and others in the same zone area.
   C. the developer does not successfully sue the municipality within one year.
   D. the requirement is based upon needs established in circulation plan and utility service plan elements in the Comprehensive Master Plan.
   E. the Zoning Ordinance allows it.

95. A Site Plan Ordinance must contain all of the following except provisions for:
   A. height, bulk and setbacks of structures.
   B. screening, landscaping and location of structures.
   C. preservation of existing natural resources on the site.
   D. vehicular and pedestrian circulation.
   E. all of the above are required.

96. To approve a variance, the Board must find:
   A. that there are extraordinary or exceptional circumstances unique to the specific property involved that make strict application of the zoning provisions an exceptional or undue hardship.
   B. that there are extraordinary or exceptional circumstances unique to the specific type of development involved that make strict application of the zoning provisions an exceptional or undue hardship.
   C. that there are extraordinary or exceptional circumstances unique to the surrounding properties that make strict application of the zoning provisions an exceptional or undue hardship.
   D. that there are extraordinary or exceptional circumstances unique to existing non-conforming uses that make strict application of the zoning provisions an exceptional or undue hardship.

97. An application for site plan review is deemed complete when:
   A. the applicant has filled all of the check boxes on the checklist.
   B. 45 days have lapsed without certification of completeness by the municipality.
   C. the Board has reviewed the application for completeness.
   D. the punch list has been completed and the performance bonds closed out.
   E. none of the above.

98. The main difference between the Planning Board and Zoning Board of Adjustment is:
   A. the Planning Board meets monthly, while the Board of Adjustment meets twice each month.
   B. the Planning Board hears "C" variances and the Board of Adjustment hears "D" variances.
   C. the Planning Board hears "D" variances and the Board of Adjustment hears "C" variances.
   D. the Planning Board can be characterized as the board of "permitted activities" while the Board of Adjustment deals primarily with "nonpermitted uses."
99. The term “Negative Criteria” refers to:

A. the style of advertising employed during the last council campaign.
B. the need to affirmatively show that the public good will not be harmed by a proposed development.
C. the “costs” side of a cost/benefit analysis conducted for an economic development project.
D. the comments made by project opponents at a public hearing.
E. none of the above.

100. In freshwater Wetlands designated as Extraordinary Wetlands, water:

A. flows downhill.
B. can be made to flow uphill if the politics are right.
C. is the one necessary ingredient for Freshwater Wetlands designation.
D. all of the above.
E. none of the above.