

**STUDENT COURSE OUTLINE  
BERGEN COMMUNITY COLLEGE  
DIVISION OF BUSINESS, ARTS, AND SOCIAL SCIENCES**

**SEMESTER:**

**INSTRUCTOR:**

**OFFICE ROOM#**

**OFFICE HOURS: TO BE ANNOUNCED  
AT SECOND WEEK OF CLASS**

**COURSE TITLE: REA-202 Zoning, Planning and Land Use**

**CREDIT & HRS: 3 credits (3 lec.)**

**PREREQUISITES: BUS-101 and REA-101**

**COURSE**

**DESCRIPTION:** **REA-202 Zoning, Planning and Land Use** is a study of Land Use Law in New Jersey as set forth in New Jersey Statutes and Case Law with emphasis on the law, practice and procedures before Municipal Zoning and Planning Boards.

**TEXTBOOK:** Current edition of New Jersey Zoning and Land Use Administration by William M. Cox, Gann Law Books.

**LEARNING**

- OBJECTIVES:**
1. Explain the public policy theory of New Jersey Land Use Regulation and Procedures.
  2. Cover the statutory concepts and procedures to process an application before Municipal Zoning and Planning Boards.
  3. Ancillary procedures before State and County Agencies and Boards.
  4. Review customary land use forms and documents.

**Standard:**

Students will demonstrate proficiency and understanding of land use concepts and procedures in New Jersey as covered in class, tests and written assignments. 80% of all students will attain an average grade of "70" or better.

**Course Content:**

**Session**

**Subject**

**Chapter(S)**

1. Introduction to N. J. Land Use CH 1, 2 and 3
2. Jurisdiction and powers of Boards, major official in land use applications CH 42 plus Lecture
3. Environment regulation of land use CH 37
4. Mount Laurel and C.O.A.H. Read: REA-201 Text Material
5. Statutes affecting land development, state and regional planning. Review for Quiz # 1 CH 36, 47 and 48
6. Quiz #1 (1.5 hrs) Introduction to master plan function and procedure. CH 40
7. Official map functions and procedure and role of Planning Board in creating master plan and official map. CH 41 plus Lecture
8. Planning Board subdivision application procedures. CH 16 plus Appendix III
9. Subdivision preparation and hearings. CH 17 plus Appendix V Forms 1A, 2, 3, 4, 5, 6, 7, 8, 9, 11, 28 and 29
10. Planning Board site plan application, procedures and hearing and ancillary proceedings. Review for Mid-Term. CH 15 and 18
11. Mid-Term (1.5 hrs) Introduction to Zoning Board of Adjustment, powers, jurisdiction and statutes CH 4, 5 and 14
12. Specific applications before Zoning board of Adjustment pursuant to state statutes CH 6 ("C" Variance), CH 7 ("D" Variance), CH 8, (Negative Criteria), CH 11 and 12 (Non-conforming uses, structures and lots)
13. Zoning Board of Adjustment; Appeals from ruling Of Zoning Officer, Zoning Board Procedures CH 20, 24, 25, 26, 27, 28 and 29
14. Final action by Zoning Board of Adjustment and Appeals. Review for Comprehensive Final Exam. CH 30, 31, 32 and 33

15. **FINAL EXAM** (3 hrs.)

**GRADING**

**PROCEDURE:** Quiz #1 and Mid-Term will each be 30% of grade. Comprehensive Final Exam will be 40% of grade.

Each exam must be taken in order to receive a grade. If a student misses an exam, he or she will be required to take a different, all essay make up exam on the first day the student returns to class. A student is allowed only one make up exam. There is no make up for the Final Exam. A student who misses more than one exam on its scheduled date or who misses the Final Exam will receive a failure grade for the course.

<b><u>GRADE SCHEDULE:</u></b>	0-59 = F
	60-69 = D
	70-75 = C
	76-79 = C+
	80-85 = B
	86-89 = B+
	90+ = A

**ABSENCE**

**PROCEDURE:** Any student who is more than 30 minutes late for class or who leaves class more than 30 minutes before end of class will be marked absent.

**ABSENCE**

**PENALTY:** Because of the intense concentration of material in each class, any student who records a third absence will be required to drop the course or receive a failure grade.

**FACULTY ABSENCE PROCEDURE: IMPORTANT**

A daily listing will appear in the glass case located in the front lobby of the main building (Administrative wing), which will indicate all classes which are canceled. Another listing will appear in the glass case adjacent to the Hotel/Restaurant bulletin in East Hall. Students can consult these bulletin boards before going to class. If such a class does not appear on the day's cancellation notice, this information should be conveyed either to the Evening & Saturday Office (L-113) or the Division Office (A-306C).