



## Chapter 9 Quiz

1. Deed restrictions can be created by all of the following *EXCEPT* by a
  - A. deed.
  - B. statute.
  - C. written agreement.
  - D. general plan of a subdivision.
2. For the past 30 years, a couple has operated a neighborhood grocery store. Last week the city council passed a zoning ordinance that prohibits packaged food sales in the area where the couple's grocery store is located. However, the couple is allowed to continue to operate their store as they have for 30 years. The store is now an example of
  - A. an illegal enterprise.
  - B. a nonconforming use.
  - C. a violation of the zoning laws.
  - D. a variance of the zoning laws.
3. Which of the following best describes the purpose of a building permit?
  - A. The method for overriding or substantiating deed restrictions
  - B. The municipal control over the volume of construction
  - C. The evidence of compliance with municipal regulations
  - D. The method of regulating the area and size of buildings
4. A development company owned property that the city wanted so that it could extend the runways at the municipal airport. If the company refuses to negotiate with the city, then the city may acquire the property by
  - A. escheat.
  - B. accretion.
  - C. confiscation.
  - D. eminent domain.
5. The presence of a mineral that was once used as insulation is now considered a health hazard. What is that mineral?
  - A. Radon
  - B. Lead
  - C. Asbestos
  - D. Urea-formaldehyde

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6. In a widely publicized dispute, a man refused to sell his land to the local school district. He believed that the price the school district offered him for the land was not sufficient consideration. If the school district were to pursue the matter in court, what legal proceeding would it institute to force the man to sell his land to them?
- A. Escheat
  - B. Foreclosure
  - C. Probate
  - D. Condemnation
7. Under an existing ordinance, signs that are placed on a building may extend no more than three feet above the highest point of the roof. An owner wants to erect a nine-foot high revolving sign on the roof of his store. In order to legally do this, the owner must get a
- A. deed to the air rights.
  - B. variance.
  - C. nonconforming use permit.
  - D. court order.
8. Remediation is recommended if the radon levels measure
- \*A. 4 picocuries(pci) or more.
  - B. at least 10 picocuries (pci).
  - C. 5 micrograms per deciliter.
  - D. at least 10 micrograms per deciliter.
9. When, if ever, are carbon monoxide detectors required in New Jersey?
- A. Only in single family dwellings
  - B. Any building with three or more dwelling units
  - C. Both residential and commercial properties
  - D. There are no requirements for carbon monoxide detectors
10. Federal regulations, if any, apply to underground storage tanks that once stored petroleum products. The rules apply when at least what percent of the liquid was stored underground?
- A. Any part was underground
  - B. At least 10% was underground
  - C. At least 50% was underground
  - D. There are no federal rules