

**RESOLUTION  
BOROUGH OF BUTLER  
PLANNING BOARD  
IN THE MATTER OF  
EXPIRED ROBOT, BRADLEY HATFIELD  
APPLICATION NO.: 23-005  
CHANGE OF OCCUPANCY**

**WHEREAS**, Expired Robot, Bradley Hatfield, (hereinafter referred to as the “Applicant”) have made an Application to the Borough of Butler Planning Board (hereinafter referred to as the “Board”), for a change in occupancy, to establish a comic book and collectible store, in 1,500 square feet at the existing retail building known as 1477 Route 23; and

**WHEREAS**, the subject property is known as Block 54, Lot 1.08, as shown on the Tax Map of the Borough of Butler, and is located at 1477 Route 23, in the Highway Business Zone; and

**WHEREAS**, a public hearing was conducted on September 14, 2023; and

**WHEREAS**, the Board has heard comments and testimony from the Applicant and with the public having had the full opportunity to be heard; and

**WHEREAS**, a complete Application has been filed, the fees required by Borough Ordinance have been paid, and it otherwise appears that the jurisdiction and powers of the Board have been properly invoked and exercised.

**NOW THEREFORE**, the Planning Board makes the following findings of fact and conclusions of law based upon the evidence presented at its public hearing, at which a record was made:

1. The Application before the Board involves a request for change in occupancy to allow the establishment of a comic book and collectible store at the subject property.
2. The area of the proposed store is in excess of the minimum requirements.
3. The remaining 697 square feet may be added to any tenant or be used by the landlord as storage or utilities. The space may not be rented independently, other than to a current tenant.
4. In that the proceedings in this matter were voice recorded, the recital of facts in this Resolution is not intended to be all inclusive, but a summary and highlight of the complete record made before the Board.

**NOW THEREFORE, BE IT RESOLVED**, by the Borough of Butler Planning Board that the Application of **Expired Robot, Bradley Hatfield**, for Block 54, Lot 1.08, requesting a change in occupancy to allow the establishment of a comic book and collectible store is hereby approved, subject to the restrictions set forth above.

**IT IS FURTHER RESOLVED**, that the configuration of the rental spaces, at the subject premises, shall be limited to Exhibit “A” attached hereto.

The undersigned certifies that the within action was taken by this Board on September 14, 2023 and memorialized herein pursuant to N.J.S.A.40:55D-10(g) on October 19, 2023.

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FOR:

AGAINST:

ABSTAIN: