

MANASQUAN PLANNING BOARD MEETING AGENDA

OCTOBER 03, 2023 7:00 PM – TUESDAY

Please take notice that the Manasquan Planning Board will convene an in person meeting on October 03, 2023 7:00 PM at Borough Hall, Second Floor, 201 East Main Street, Manasquan, New Jersey. As a courtesy to the public this meeting may be attended via zoom. If the zoom meeting fails or gets disconnected the in-person meeting will continue without the zoom participants. You can access the meeting through the Zoom App by following the link below for your computer or phone.

Join Zoom Meeting

<https://us06web.zoom.us/j/8243299920?pwd=QUxNUjlGbkNLOS9TRVBIWHVtbUd3Zz09>

OR

Tel – 1-646 876 9923 US (New York)

Meeting ID: 824 329 9920

Passcode: 365120

PUBLIC MEETING

Salute to the Flag

Roll Call

Sunshine Law Announcement

OLD/NEW BUSINESS

1. Approval of Vouchers

RESOLUTION

2. #28-2023 Proper, David - 317 First Avenue - Block 184.01 Lot 6 - Application #05-2023
3. #29-2023 Bay/Park Properties, LLC - 1 Main Street - Block 28 Lot 1 - Application #12-2023

APPLICATION

4. #13-2023 Kelly, Kathleen, 163 McLean Avenue - Block 158 Lot 11 - (carried from 09/12/2023)
5. #14-2023 Venner, Gary/Keinath Estate - 135 Second Avenue - Block 169.03 Lot 4

OTHER BUSINESS

Comments from individual board members

6. Cancel October 17, 2023 Special Meeting

ADJOURNMENT

July 27, 2023

Barbara Ilaria, Secretary
Manasquan Borough Planning Board
201 East Main Street
Manasquan, NJ 08736

B.O.M. RECEIVED
M&G _____ ADM _____
CLERK _____ CFO _____

JUL 31 2023

DPW _____ CONST _____
PD _____ OTHER _____

Re: Boro File No. MSPB-R2110
Variance – Kelly
Block 158, Lot 11
163 McLean Avenue
R-1 Single-Family Residential Zone
Borough of Manasquan, Monmouth County, NJ

Dear Ms. Ilaria:

As per your request, I have reviewed the above-referenced application in accordance with the provisions of the Borough Land Development Ordinance. The documents reviewed in conjunction with this application include:

1. Pool Plot Plan prepared by Robert Burdick, PE, PP, of the R.C. Burdick, PE, PP, PC, dated May 30, 2023.

The property is located in the R-1 Residential Zone with frontage on McLean Avenue. With this application, the applicant proposes to construct a new 14' by 28' in-ground pool, concrete patio, stormwater recharge system, and associated site improvements. The application is deemed complete on July 27, 2023.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-1 Residential Zone, where the existing and proposed residential use is permitted.
2. The following variances are required as part of this application:
 - a. A maximum lot coverage of 35% permitted, whereas a lot coverage of 68% is proposed (55.5% exists).
 - b. A minimum patio setback of 5 feet is required, whereas a setback of 2 feet is proposed (west side).
3. The following non-conformities exist on Lot 11 and will not be modified as part of this application:
 - a. A minimum front yard setback of 25 feet is required, whereas a setback of 17.35 feet exists.


Re: Boro File No. MSPB-R2110
Variance – Kelly
Block 158, Lot 11

July 27, 2023
Sheet 2

4. The applicant proposed to construct a concrete patio around the proposed pool which increases the lot coverage variance requested for the lot. The applicant may wish to consider a paver patio or other pervious surface to minimize the requested variance.
5. The pool mechanical equipment will be located in the rear yard to the east of the proposed pool.
6. The proposed grading of the lot does not appear that it will alter the existing drainage patterns, however the applicant's engineer should confirm this and indicate that there will be no negative effects to neighboring properties.
7. The plan provides for a recharge system consisting of two yard inlets and perforated pipe behind the pool and patio. The applicant should be aware that a two-foot separation from seasonal high groundwater must be maintained to the bottom of the proposed system.
8. The applicant should indicate if any trees are proposed to be removed as part of the application.
9. Any curb and sidewalk must be replaced along McLean Avenue as necessary.

Should you have any questions or desire any additional information, please do not hesitate to contact me.

Very truly yours,


ALBERT D. YODAKIS, P.E., P.P.
PLANNING BOARD ENGINEER
BOROUGH OF MANASQUAN

ADY:jy

cc: George McGill, esq., Planning Board Attorney
Robert Burdick, PE, PP
R.C. Burdick, PE, PP, PC, 1023 Ocean Road, Point Pleasant, NJ 08742
Kathleen.Kelly
163 McLean Avenue, Manasquan, NJ 08736

EDWARD G. DONOVAN
Mayor

CONSTRUCTION DEPARTMENT

FRANK F. DiROMA
Supervisor of Code Enforcement

THOMAS F. FLARITY
Municipal Administrator

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

STEVEN J. WINTERS
Construction Official

APPLICATION TO THE PLANNING BOARD

*Applicant's Name: KATHLEEN KELLY

*Applicant's Address: 163 McLEAN AVE

*Telephone Number: Home: _____ Cell: 201-892-6559

*e-mail Address: KATHY KELLY 0421@gmail

*Property Location: 163 McLEAN AVE

*Block: _____ Lot: _____

*Type of Application: Swimming pool
Bulk Variance, Non-Permitted Use- Conditional Use- Subdivision- Minor Subdivision- Major-
Site Plan Approval

*Date of Zoning Officer's Denial Letter: 6-20-23
Attach Zoning Permit Application

*Plot Plan (Survey) not older than five (5) years, clearly indicating all buildings and setbacks.

*Is the Applicant the Landowner? YES

*Does the Applicant own any adjoining land? No

*Are the property taxes paid to date? YES

*Have there been any previous applications to the Planning Board concerning this property? _____
(Attach copy)

**Are there any Deed Restrictions, Easements, or Covenants affecting this
property? No
(Attach copy)

*The applicant agrees to be responsible for and pay for the costs entailed in the review of this
application by any experts retained by the Planning Board for advice in this matter.

Kathleen Kelly
Signature of Applicant or Agent

7-17-23
Date

BOROUGH HALL
201 EAST MAIN STREET

Incorporated December 30, 1887

732-223-0544
Fax 732-223-1300

EDWARD G. DONOVAN
Mayor

CONSTRUCTION DEPARTMENT

FRANK F. DiROMA
Supervisor of Code Enforcement

THOMAS F. FLARITY
Municipal Administrator

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

STEVEN J. WINTERS
Construction Official

June 20, 2023

Kathleen Kelly
267 Ege Avenue
Jersey City, NJ 07304

Re: Block: 158 Lot: 11 Zone: R-1 Flood Zone: AE BFE: 9ft. DFE: 10ft.
163 McLean Avenue

Dear Ms. Kelly:

On this date we reviewed your application for the following project.

Install an inground pool and concrete patio in the rear yard.

Pool plot plan prepared by Robert Burdick on May 30, 2023. Pool plans prepared by Robert Burdick and dated May 2023.

Application denied for the following reason(s):

Section 35-9.4- Front Setback – 25ft. Required
17.35ft. Existing

“ - Lot Coverage – 35% Permitted
55.5% Existing
68% Proposed

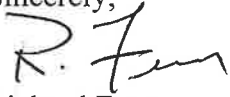
Section 35-11.8J – Requires that the patio must be setback a minimum of 5ft from the side property line.

Additional required documentation:

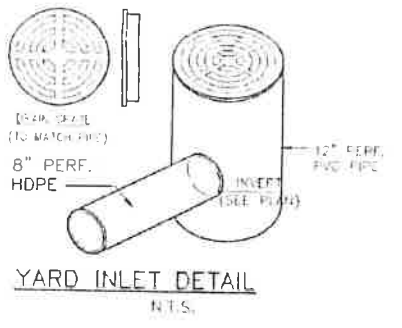
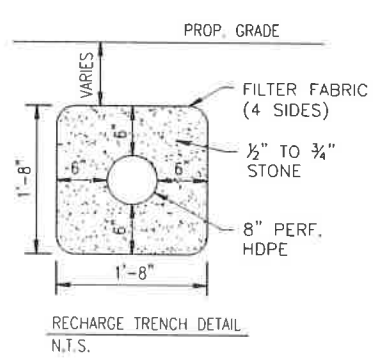
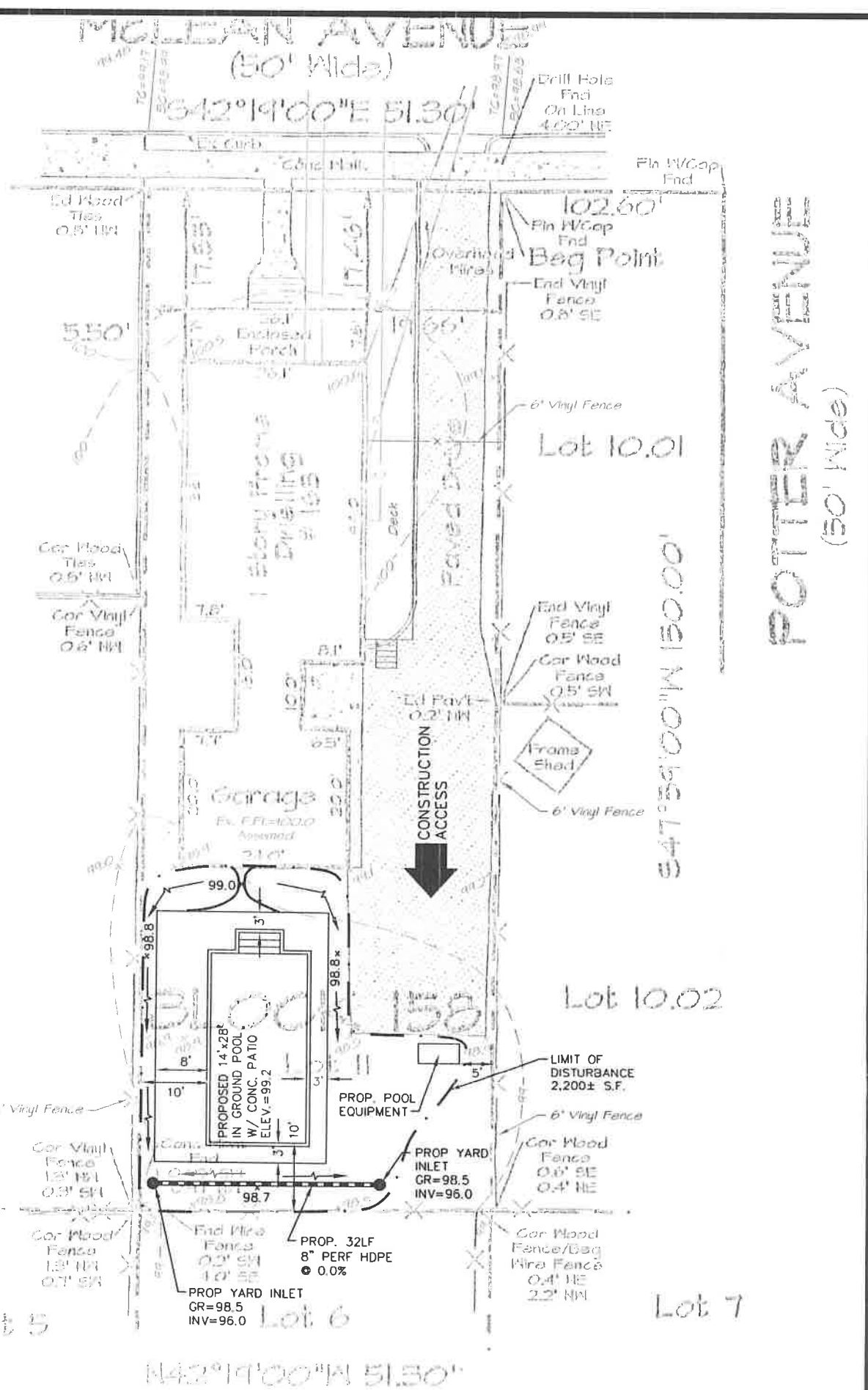
- Prior approval from the Shade Tree Committee regarding the removal of any trees as part of the project.

If you have any questions, please call me at 732-223-0544, ext. 256

Sincerely,

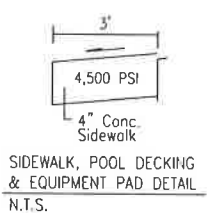
A handwritten signature in black ink, appearing to read "R. Furey". The signature is written in a cursive style with a large, prominent "R" and a long, sweeping tail.

Richard Furey
Zoning/Code Enforcement Officer



NOTES:

- Property Owner: Kathleen Kelly
163 McLean Ave.
Manasquan, N.J. 08736
- Grading plan based on "Plan of Survey Made For Lot 11 in Block 158 (T.M.) Situated in Borough of Manasquan - Monmouth County, NJ" performed by Dowling Assoc. Inc. signed by Raymond Swiderski, NJPLS No. 18263 and dated 2/19/2008. Topography and partial survey update performed by RC Burdick & Assoc. by Mr. Stanley Hans Jr. NJPLS No. 29182 on 5/16/2023.
 - Contractor to verify location of all utilities prior to start of construction. Utilities shown are per visual observation of physical features and/or mark outs and their location is approximate. The under signed professional are not responsible for the presence of underground utilities or structures if they are not visible or otherwise disclosed by any of the above data. Pool contractor shall utilize the serviced of CALL DIG (1-800-272-1000) to accurately locate utilities.
 - Pool to be secured by minimum 4' fence with self latching and closing gates by property owner. Fence and all construction shall comply with the International Building Code and the International Residential Code, New Jersey Edition, including ANSI/NSPI-5 Standards for Residential In Ground Swimming Pools, current edition. Where adjacent fences are used to secure the pool the applicant shall take full responsibility for repair or replacement should they be damaged or removed and shall seek a variation for the fence where required.
 - All electrical equipment must be located at least 10' from the swimming pool.
 - The contractor shall protect all existing structures from damage and/or failure by acceptable methods as may be required per OSHA and other regulatory agencies. The Design Engineer accepts no responsibility for the safety or adequacy of the existing structures.
 - The Design Engineer assumes no responsibility for pool construction in easements or required setback areas not shown on the survey provided to the Design Engineer. The pool contractor and property owner shall verify the pool layout and all dimensions prior to construction.
 - Property owner responsible for all environmental permits. The determination of the presence or absence of wetlands, stream encroachment lines, buffer lines or easements not shown on the survey supplied by the Property Owner was outside of the scope of the project.
 - By use of this Plan for the purpose of obtaining a Permit to construct, the Property Owner and Pool Company agree to the proposed pool location, concrete, operating equipment and grading associated with the proposed swimming pool.
 - Minimum 1.0%, maximum 4:1 grading provided in area that is to be disturbed by pool construction. Concrete areas to be minimum 0.5% grade.
 - Pool filter discharge to be by flexible hose or filter to be cartridge filter with no discharge.



SEEDING MIXTURES FOR HOME LAWNS
ALL SEED MUST BE INCORPORATED OR RAKED INTO THE SOIL

PLANT SPECIES	SEEDING RATE (POUNDS PER 1000 SQUARE FEET)
MIX #1 TALL FESCUE (TURF TYPE)	6.0
PERENNIAL RYEGRASS	0.5
KENTUCKY BLUEGRASS	0.5
TOTAL	7.0 POUNDS PER 1000 SQ.FT.
MIX #2 HARD FESCUE	3.0
(STRONG) CREEPING RED FESCUE	1.0
CHEWINGS FESCUE	1.0
PERENNIAL RYEGRASS	0.25
TOTAL	5.25 POUNDS PER 1000 SQ.FT.
MIX #3 HARD FESCUE	4.0
PERENNIAL RYEGRASS	1.0
KENTUCKY BLUEGRASS	1.0
TOTAL	6.0 POUNDS PER 1000 SQ.FT.

- LEGEND**
- 99.6x Exist. El. (ft.)
 - 99.6x Prop. El. (ft.)
 - 99 - - - - - Exist. Contour
 - 99 ——— Prop. Contour
 - Prop. Flow Arrow

No.	Date	Description	By

Lot 11 Block 158 Borough of Manasquan Monmouth County, NJ	Pool Plot Plan 163 McLean Avenue	DATE: 5/30/2023
R.C. BURDICK, P.E., P.P., P.C. CONSULTING ENGINEERS SURVEYORS PLANNING ENVIRONMENTAL PERMITTING		SCALE: 1' = 20'
1023 OCEAN ROAD POINT PLEASANT, NJ 08742 (732)892-5050 FAX (732)892-5888		JOB No. 23-1347
ROBERT C. BURDICK P.A. PROFESSIONAL ENGINEER #049541-E N.J. PROFESSIONAL ENGINEER #30929 N.J. PROFESSIONAL PLANNER #04383		SHEET 1 of 1

AUG 21 2023

DPW _____ CONST _____
PD _____ OTHER _____

August 18, 2023

Barbara Ilaria, Secretary
Manasquan Borough Planning Board
201 East Main Street
Manasquan, NJ 08736

Re: Boro File No. MSPB-R2120
Variance – Keinath
Block 169.03, Lot 4
135 Second Avenue
R-3 Single-Family Residential Zone
Borough of Manasquan, Monmouth County, NJ

Dear Ms. Ilaria:

As per your request, I have reviewed the above-referenced application in accordance with the provisions of the Borough Land Development Ordinance. The documents reviewed in conjunction with this application include:

1. Proposed Improvement Plan prepared by Thomas Bauer, RA, of the Melillo Bauer Carman, dated March 6, 2023.
2. Property Survey prepared by David Von Steenburg, PLS, dated November 7, 2022.

The property is located in the R-3 Single-Family Residential Zone with frontage on Second Avenue. With this application, the applicant proposes to construct a new raised front landing, rear deck, raised rear deck, rear patio, relocate the existing shed, and add a pergola and outdoor shower, as well as other plantings and site improvements. The application is deemed complete on April 18, 2023.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-3 Single Family Residential Zone.
2. The following use ('d') variance is required as part of this application:
 - a. Only one single family residential dwelling per lot is permitted, whereas three attached residential dwelling units exist and are proposed.
3. The following variances are required as part of this application:
 - a. Six on-site parking spaces are required for the three units, whereas approximately 4 conforming parking stalls are proposed in the driveway.
 - b. A minimum front yard setback of 25 feet is required, whereas a setback of 4.1 feet is proposed to the dwelling and 1 foot to the raised landing (5.2 feet exists).




Re: Boro File No. MSPB-R2120
Variance – Keinath
Block 169.03, Lot 4

August 18, 2023
Sheet 2

4. The following non-conformities exist on Lot 4 and are not proposed to be modified as part of this application:
 - a. A side yard setback of 5 feet is required, whereas a setback of 4 feet exists and is proposed (north).
5. The applicant should be prepared to indicate how the proposed reconfigured driveway will support the parking stalls for the three units as they will be stacked in the driveway.
6. The base flood elevation for the property is 9 (Zone AE). The existing finish floor elevation of the dwelling is 6.5.
7. The applicant should indicate if any new air conditioning units or a generator are proposed and if so, show their proposed locations and elevations on the plan.
8. A drainage recharge system in accordance with the Borough's stormwater ordinance is not required as the proposed improvements do not increase the building coverage by more than 500 square feet.
9. It does not appear that any existing trees will be removed as part of the application.
10. Any curb and sidewalk must be replaced along Second Avenue as necessary.

Should you have any questions or desire any additional information, please do not hesitate to contact me.

Very truly yours,


ALBERT D. YODAKIS, P.E., P.P.
PLANNING BOARD ENGINEER
BOROUGH OF MANASQUAN

ADY:jy

cc: George McGill, esq., Planning Board Attorney
Thomas Bauer, RA
Melillo, Bauer, Carman, 200 Union Avenue, Brielle, NJ 08730
Gregory Vella, esq
2317 Route 34, Suite 1A, Manasquan, NJ 08736
David Scott Keinath
135 2nd Avenue, Manasquan, NJ 08736

BOROUGH HALL
201 EAST MAIN STREET

Incorporated December 30, 1887

732-223-0
Fax 732-223-1300

EDWARD G. DONOVAN
Mayor

CONSTRUCTION DEPARTMENT

FRANK F. DiROMA
Supervisor of Code Enforcement

THOMAS F. FLARITY
Municipal Administrator

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

STEVEN J. WINTERS
Construction Official

APPLICATION TO THE PLANNING BOARD

*Applicant's Name: David Scott Keinath Living Trust

*Applicant's Address: 135 2nd Ave, Manasquan, NJ 08736

*Telephone Number: Home: _____ Cell: 973-985-4061

*e-mail Address: grvenner@gmail.com

*Property Location: 135 2nd Ave, Manasquan, NJ 08736

*Block: 169.03 Lot: 4

*Type of Application: Bulk Variance
Bulk Variance, Non-Permitted Use- Conditional Use- Subdivision- Minor Subdivision- Major-
Site Plan Approval

*Date of Zoning Officer's Denial Letter: March 29, 2023
Attach Zoning Permit Application

*Plot Plan (Survey) not older than five (5) years, clearly indicating all buildings and setbacks.

*Is the Applicant the Landowner? Yes

*Does the Applicant own any adjoining land? No

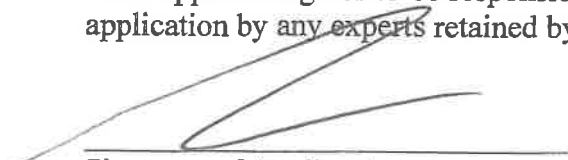
*Are the property taxes paid to date? Yes

*Have there been any previous applications to the Planning Board concerning this property? No
(Attach copy)

**Are there any Deed Restrictions, Easements, or Covenants affecting this
property? No

(Attach copy)

*The applicant agrees to be responsible for and pay for the costs entailed in the review of this
application by any experts retained by the Planning Board for advice in this matter.



Signature of Applicant or Agent

8-1-23

Date

06/2021 DAVID SCOTT Keinath, Trustee
AGENT W/ POWER
ATTORNEY FOR APPLICANT

BOROUGH HALL
201 EAST MAIN STREET

Incorporated December 30, 1887

732-223-0544
Fax 732-223-1300

EDWARD G. DONOVAN
Mayor

CONSTRUCTION DEPARTMENT

FRANK F. DiROMA
Supervisor of Code Enforcement

THOMAS F. FLARITY
Municipal Administrator

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

STEVEN J. WINTERS
Construction Official

March 29, 2023

Gregory Vella, Esq.
2317 Route 34, Suite 1A
Manasquan, NJ 08736

Re: Block: 169.03 Lot: 4 Zone: R-3 Flood Zone: AE BFE: 9ft. DFE: 10ft.
135 Second Avenue

Dear Sir:

On this date we reviewed your application for the following project.

Construct a raised landing in the front yard, second floor rear deck, raised decks, paver patio, shed and pergola in the rear yard and other interior and exterior alterations and renovations.

Survey prepared by David VonSteenburg on November 7, 2022. Conceptual plans prepared by Thomas Bauer on March 6, 2023.

Application denied for the following reason(s):

Section 35-5.4 – R-3 Zone – Permitted Use – Only one single family dwelling permitted
Three single family dwelling units existing

Section 35-9.4 – Front Setback – 25ft. Required
5.2ft. Existing
4.1ft. Proposed
1ft. Proposed to front landing

“ - Side Setback (Right) – 5ft. Required
4ft. Existing

Additional required documentation:

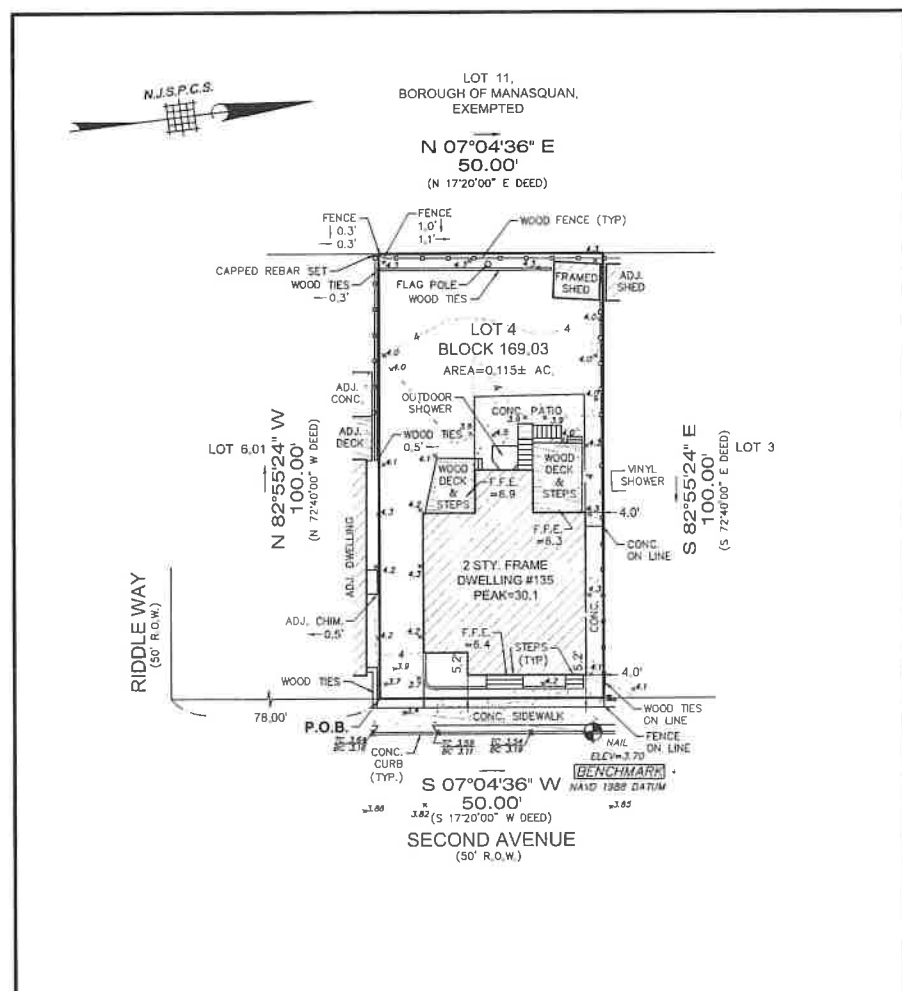
- Plot plan revised to show 6 onsite parking spaces.
- Plot plan revised to show location of any mechanical equipment.

If you have any questions, please call me at 732-223-0544, ext. 256

Sincerely,

A handwritten signature in black ink, appearing to read "R Furey". The signature is written in a cursive style with a large initial "R" and a stylized "Furey".

Richard Furey
Zoning/Code Enforcement Officer



PREPARED FOR: JESSICA VENNER AND PATTY KEINATH

NOTES:

- 1.) VERTICAL DATUM IS NAVD88 ESTABLISHED THROUGH LEICA RTK GPS NETWORK.
- 2.) PROPERTY IS LOCATED IN FLOOD ZONE AE (EL B) AS SHOWN ON CURRENT FIRM #34025C0456F, DATED 9/25/2009.

IMPORTANT NOTES, PLEASE REVIEW

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 11/7/22 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GRADE ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, METEOROLOGICAL OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TOWNSHIP, ENVIRONMENTALLY SENSITIVE WILDLIFE, IF ANY ARE NOT LOCATED BY THIS SURVEY.
- EXISTING DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO RE-ESTABLISH PROPERTY LINES.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLES TO TRACT SHOWN HEREON WAS OBTAINED FROM A TITLE REPORT PROVIDED BY THE TITLE INSURER REFERENCED HEREON.
- BUILDING SETBACK LINES SHOWN HEREON ARE FROM RECORDED DEEDS AND PLAT MAPS AND MAY NOT REFLECT CURRENT ZONING REQUIREMENTS.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 17:27-5.10(1))

DB 8337 PG. 997

MORGAN
engineering & surveying
www.morganengineeringllc.com

CERTIFICATE OF AUTHORIZATION: 240A2222600
P.O. BOX 5322
TOMBS RIVER, N.J. 08754
TEL: 732-270-9690
FAX: 732-270-9691

BOUNDARY AND TOPOGRAPHIC SURVEY

LOT 4 BLOCK 169.03

BOROUGH OF MANASQUAN

COUNTY OF MONMOUTH NEW JERSEY

Scale: 1"=20' Drawn By: Date: 11/7/22 Job # CAD File # Sheet #
AM 15-7921B 15-7921B 1 of 1

David J. Von Steenburg
DAVID J. VON STEENBURG
PROFESSIONAL LAND SURVEYOR
N.J. LIC. NO. 34500

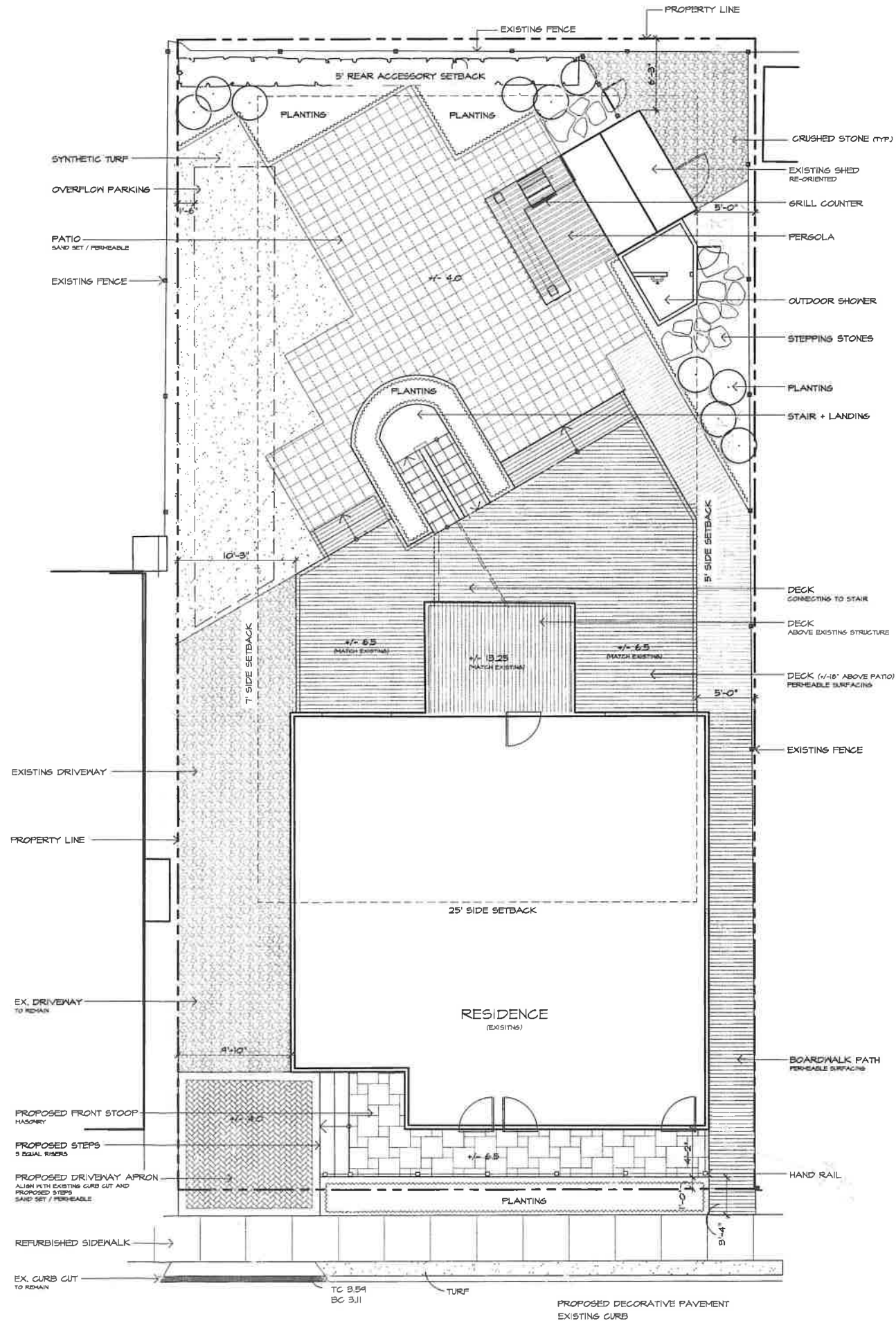


SCALE: 1"=20'

Zoning Requirements Zone R-3 Residential				
	Allowed	Existing	Proposed	Notes
Minimum Lot Requirement	3,400 SF min.	5,003	5,003 SF	No change
Frontage	40 FT.	50	50 FT.	No change
Front setback	25 FT.	5.2	1 FT	Combined front stoop
Rear setback (principal building)	20 FT.	41.5	41.5 FT	No change
Side setback (principal)	5 FT.	4	4 FT.	No change/ Existing non conformity
Side setback (principal)	7 FT.	9.8	9.8 FT.	No change
Side + rear setback (accessory)	5 FT.	0.58	5 FT.	Ex. shed to be relocated
Maximum building coverage	35%	1,751	1,343	1,517 SF

Building Coverage Table				
	Allowed	Existing	Proposed	Notes
Maximum Building Coverage	35%	1,751 SF		
Residence (existing)		1,263 SF		
Shed (existing)		80 SF		
Combined front stoops		174 SF		
Total building coverage:	30.32%	1,517 SF		

Lot Coverage Coverage Table				
	Allowed	Existing	Proposed	Notes
Maximum Lot Coverage	50%	2,501.5 SF		
Proposed building coverage			1,517 SF	
Impervious synthetic turf			442 SF	
Grill counter			39 SF	
Total Proposed Lot Coverage:	39.94%		1,998 SF	



2 PROPOSED IMPROVEMENTS

SCALE: 3/16"=1'-0"

SITE PLAN

KEINATH VENNER RESIDENCE
MANASQUAN, NEW JERSEY

Item 5.

MBC
MELILLO • BAUER • CARMAN
LANDSCAPE ARCHITECTURE

300 Union Avenue • 275 Newark Avenue
Bloomfield, NJ 07003 Jersey City, NJ 07310
732-528-0664
www.mbcldesign.com
NJCA No. 214400001700

THOMAS B. BAUER
NEW JERSEY
LANDSCAPE ARCHITECT
NJ REGISTERED LANDSCAPE ARCHITECT
63333217

NO.	DATE	BY	NO.	DATE	BY
SCALE: AS NOTED			DATE: 03/06/23 JOB NO.: 22-169		

DRAWING NO.

L-1

13



CONCEPTUAL PERSPECTIVE VIEW
 Keinath-Venner Residence
 Manasquan, New Jersey
 DATE: 2023.03.06