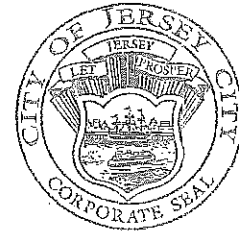


City Clerk File No. Ord. 15.143

Agenda No. 3.H 1st Reading

Agenda No. 4.H 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 15.143

TITLE:

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE POWERHOUSE ARTS DISTRICT REDEVELOPMENT PLAN REHABILITATION SUBDISTRICT TO ACCOMMODATE THE ADAPTIVE REUSE OF THE HISTORIC MERCHANTS' REFRIGERATION COMPANY BUILDING FOR SELF-STORAGE AND FIRST FLOOR COMMERCIAL SPACE, WHICH PROPERTY IS LOCATED AT 133 SECOND STREET AND DESIGNATED AS BLOCK 11502, LOT 1 ON THE TAX MAP OF THE CITY OF JERSEY CITY

WHEREAS, the Powerhouse Arts District redevelopment study area was determined to be "an area in need of redevelopment" on July 14, 2004 pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. ("LRHL"); and

WHEREAS, in order to stimulate redevelopment within the Powerhouse Arts District redevelopment area ("PAD Redevelopment Area"), the City Council of the City of Jersey City ("City Council") adopted the Powerhouse Arts District Redevelopment Plan ("Redevelopment Plan") on October 27, 2004 and has periodically amended the Redevelopment Plan; and

WHEREAS, the City Council seeks to promote the continuing redevelopment of the area while preserving the historic character of significant structures by amending the standards and regulations within the Redevelopment Plan; and

WHEREAS, located within the PAD Redevelopment Plan Area is a building known as the Merchants' Refrigerating Company Warehouse located at 133 Second Street and designated as Block 11503, Lot 1 on the Tax Map of the City of Jersey City that was designated a local historic landmark; and

WHEREAS, on September 24, 2015, the City Council adopted Resolution Number 15.671 pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. directing the Planning Board of the City of Jersey City ("Planning Board") to prepare an amendment to the Redevelopment Plan that would permit self-storage use within the structure located on the Property along with any other amendments to the Redevelopment Plan that the Planning Board may deem appropriate to preserve the historic character of the structure in accordance with sound planning objectives; and

WHEREAS, in response to that directive, the owner of the Property, PS First Hudson Urban Renewal, LLC ("PS"), submitted a proposed amendment to the Redevelopment Plan ("Amendment") to the Planning Board for its review and consideration; and

WHEREAS, on October 6, 2015, a public hearing, noticed in accordance with the terms of the Redevelopment Plan, was conducted before the Planning Board to consider the Amendment; and

WHEREAS, Peter G. Steck, P.P., an expert in professional planning, presented the Amendment to the Planning Board; and

WHEREAS, having considered the Amendment and testimony presented in support thereof by Peter G. Steck, P.P. and the City's Planning Staff, the Planning Board made detailed findings of fact in support of the adoption of the Amendment and voted to recommend to the City Council that it adopt the Amendment;

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS FOR THE ADDITION OF SHORT-TERM RENTAL USE TO CHAPTER 345 ARTICLE I (DEFINITIONS) AND ARTICLE V, SECTION 60 – SUPPLEMENTARY ZONING

WHEREAS, the Planning Board memorialized its recommendation in a Resolution adopted on October 6, 2015 (“Memorializing Resolution”) and transmitted the Amendment to the City Council for its adoption; and

WHEREAS, a copy of the Amendment text is attached hereto as Exhibit “A” and made a part hereof and is available for public inspection at the Office of the City Clerk, City Hall, 280 Grove Street, Jersey City, New Jersey; and

WHEREAS, a copy of the Planning Board’s Memorializing Resolution is attached hereto as Exhibit “B” and the Planning Board’s findings are adopted by the City Council and incorporated herein as follows:

1. Self-storage use is an appropriate adaptive reuse of the existing Merchants’ Refrigeration Company Warehouse building that accommodates preservation of the historic warehouse building. Since the time that it was constructed, circa 1902, the building has continuously been utilized as a storage facility. Amending the Redevelopment Plan to allow self-storage as a permitted principal use on the Property would encourage preservation of the historic building.
2. Self-storage use is compatible with and supportive of the recent residential development in close proximity to the Property. Over 12,000 residential units have been constructed, are in the process of being constructed or were approved for construction in the blocks proximate to the Property. Self-storage provides an amenity supportive of the residential development while preserving the “living” history of the district.
3. A caretakers unit, retail sales of storage-related products and management offices are uses customarily associated with the principal self-storage use and are appropriate for incorporation into the Redevelopment Plan as an accessory use thereto.
4. The mandate to provide at least three separate corner-oriented first floor commercial spaces totaling at least twelve percent of the first floor area of the building is appropriate planning as it will promote additional pedestrian activity in the neighborhood.
5. Self-storage facilities are recognized as very low traffic generators and require few on-site parking spaces compared to other uses. A minimum of 20 parking spaces for the self-storage facility use and no requirement for the commercial uses is a reasonable standard given the nature of the adaptive reuse of the building and the proximity of the Property to mass transit.
6. To allow for self-storage use and first floor commercial uses on the Property as expressed herein, the City Council finds certain requirements of the Redevelopment Plan are inappropriate for an adaptive reuse of the Property, as detailed in the Amendment.
7. The City Council also finds that specific signage requirements for self-storage and first floor commercial use on this Property should be adopted, as detailed in the Amendment. The existing building occupies an entire development block and signage should differ from what would otherwise be permitted by the Redevelopment Plan for this Property. For effective adaptive reuse, additional signage is appropriate given the informational and wayfinding needs of a historic building that occupies an entire block such as this.
8. The City Council finds that there are sound planning reasons as detailed above for the adoption of the Amendment.

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS FOR THE ADDITION OF SHORT-TERM RENTAL USE TO CHAPTER 345 ARTICLE I (DEFINITIONS) AND ARTICLE V, SECTION 60 – SUPPLEMENTARY ZONING

9. The City Council finds the Amendment to be consistent with portions of the Master Plan and inconsistent with other portions of the Master Plan.
10. At the time the 2000 Master Plan was adopted by the Planning Board, the PAD Redevelopment Area did not exist. Rather, this portion of the City was referred to as the Artists' Work and Live District Overlay or WALDO that promoted the development of an Artist District in addition to the underlying industrial and warehousing I-2 Zone.
11. The 2000 Historic Preservation Element of the Master Plan emphasized the benefits of historic preservation finding, "[t]he civic benefits of preservation include stabilization of potentially deteriorating older neighborhoods and housing stock, preservation of past culture and ways of life and maintenance of 'living' history. Economic benefits include an increase in property values and the property tax base, job creation through rehabilitation and restoration and the indirect benefits of cultural tourism through increased local retail, restaurants and hotel activity."
12. Thereafter, in 2004 the PAD Redevelopment Area was designated an "area in need of redevelopment" by the City Council and the Redevelopment Plan was adopted to control the zoning for the PAD Redevelopment Area.
13. A year later, the Planning Board prepared the 2005 Re-Examination Report of the City's Master Plan. This Re-Examination Report made a specific determination that the Warehouse District where the subject Property is located be added to the City's list of historic districts to deal with the functional obsolescence of the area for warehousing and trucking and conversion to residential uses with an emphasis on arts district economic development. Although it was done in 2004, due to a technicality in the makeup of the Historic Commission's appointments, the Warehouse District's designation was ruled invalid by the Superior Court in 2007.
14. The 2011 Re-Examination Report, however, determined that the objective of including the Warehouse District on the City's list of historic districts could not be achieved. Therefore, buildings, area features and structures within the original district would need to be evaluated individually, based on historic context and individual significance. In 2009, the City commissioned a study to analyze individual buildings for landmark status. The study concluded that several buildings, including the Merchants' Refrigerating Company Warehouse met the criteria and recommended adding the building to the list of individual historic landmarks.
15. On March 10, 2015, the Planning Board approved an amendment to the entire Historic Preservation Plan Element of the Master Plan. The Historic Preservation Plan Element amendment reiterated the prior benefits of historic preservation and added that a study prepared for the New Jersey Historic Trust by the Rutgers University Center for Urban Policy Research echoed the findings of many other studies on historic preservation. Those studies generally concluded that preservation increases property values, creates more jobs than new construction, and meets broad social objectives of funneling resources to existing developed areas. The Historic Preservation Plan amendment declared that in Jersey City unprotected historic resources and neighborhoods have become increasingly threatened by inappropriate renovations, tear-downs, and new, incompatible construction. Accordingly, the amendment recognized locally designated landmarks for protection, including but not limited to Merchants' Refrigerating Company Warehouse.


ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS FOR THE ADDITION OF SHORT-TERM RENTAL USE TO CHAPTER 345 ARTICLE I (DEFINITIONS) AND ARTICLE V, SECTION 60 – SUPPLEMENTARY ZONING

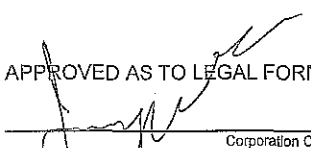
- 16. The City Council finds that the Amendment is inconsistent with the Master Plan insofar as the Amendment does not promote the conversion of warehouse space to residential use with an emphasis on arts district economic development, but it is consistent with the Master Plan and Historic Preservation Plan Element by encouraging the preservation of locally designated historic structures. The Amendment also prevents inappropriate renovations to the existing structure on the Property that would likely be needed for residential use.
- 17. Recent events in the City also make the Amendment appropriate for adoption. On January 26, 2015, the City Council passed Ordinance 15.025, which amended the definitions of the City's Land Development Ordinance. Specifically, a definition for "self-storage facilities" was incorporated into the definitions section of the Land Development Ordinance to distinguish it from "retail" use and enable the City to permit self-storage facilities in appropriate places while ensuring main streets and small retail areas will not be affected.
- 18. The City Council finds that the self-storage is an appropriate reuse of the Merchants' Refrigeration Company building on the Property along with first floor commercial uses and that there are sound planning reasons to permit self-storage use within the existing building as detailed above.

NOW, THEREFORE, BE IT ORDAINED that the Amendment recommended for adoption by the Planning Board of the City of Jersey City, attached hereto as Exhibit "A" and made a part hereof, be and is hereby, adopted.


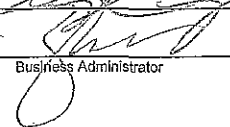
BE IT FURTHER ORDAINED THAT:

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
- E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is hereby directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.

 - ACTING
Robert D. Cotter, PP, FAICP
Director of Planning

APPROVED AS TO LEGAL FORM


Corporation Counsel

APPROVED: 
APPROVED: 

Business Administrator

Certification Required
Not Required

ORDINANCE/RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution/ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution/ordinance.

Full Title of Ordinance/Resolution

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE POWERHOUSE ARTS DISTRICT REDEVELOPMENT PLAN REHABILITATION SUBDISTRICT TO ACCOMMODATE THE ADAPTIVE REUSE OF THE HISTORIC MERCHANTS' REFRIGERATION COMPANY BUILDING FOR SELF-STORAGE AND FIRST FLOOR COMMERCIAL SPACE, WHICH PROPERTY IS LOCATED AT 133 SECOND STREET AND DESIGNATED AS BLOCK 11502, LOT 1 ON THE TAX MAP OF THE CITY OF JERSEY CITY

Initiator

Department/Division	HEDC	City Planning
Name/Title	Robert Cotter, PP, FAICP	Director
	Jeff Wenger, PP, AICP	Principal Planner
	Matt Ward, PP, AICP	Senior Planner
Phone/email	201-547-5010	bobbyc@jcnj.org / jeff@jcnj.org / mward@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Purpose

This ordinance amends the Rehabilitation Subdistrict of the Powerhouse Redevelopment Plan to include self-storage as a permitted use and other associated amendments including but not limited to parking standards, ground floor retail and one caretaker unit. Self-storage use is an appropriate adaptive reuse of the existing Merchants' Refrigeration Company Warehouse building that accommodates preservation of the historic warehouse with the least amount of disruption to the building's original architectural integrity. Since the time that it was constructed, circa 1902, the building has continuously been utilized as a storage facility.

I certify that all the facts presented herein are accurate.


Signature of Department Director

10/0/15
Date

SUMMARY STATEMENT

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE POWERHOUSE ARTS DISTRICT REDEVELOPMENT PLAN REHABILITATION SUBDISTRICT TO ACCOMMODATE THE ADAPTIVE REUSE OF THE HISTORIC MERCHANTS' REFRIGERATION COMPANY BUILDING FOR SELF-STORAGE AND FIRST FLOOR COMMERCIAL SPACE, WHICH PROPERTY IS LOCATED AT 133 SECOND STREET AND DESIGNATED AS BLOCK 11502, LOT 1 ON THE TAX MAP OF THE CITY OF JERSEY CITY

This ordinance amends the Rehabilitation Subdistrict of the Powerhouse Redevelopment Plan to include self-storage as a permitted use and other associated amendments including but not limited to parking standards, ground floor retail and one caretaker unit. Self-storage use is an appropriate adaptive reuse of the existing Merchants' Refrigeration Company Warehouse building that accommodates preservation of the historic warehouse with the least amount of disruption to the building's original architectural integrity. Since the time that it was constructed, circa 1902, the building has continuously been utilized as a storage facility.

EXHIBIT "A"
AMENDMENTS TO THE POWERHOUSE ARTS DISTRICT REDEVELOPMENT PLAN

SECTION VII. SPECIFIC DISTRICT LAND USE REGULATIONS
A. Permitted Principal Uses

Page 27 (Page numbers are approximate and refer to pagination in the Plan amended October 23, 2013.)
 Add a new item 18 in Section VII.A. Specific District Land Use Regulations, Permitted Principal Uses as follows:

- 18. Self storage facilities as an adaptive reuse of an existing building limited to Block 11503, Lot 1 (f/k/a Block 142, Lot A), 133 Second Street, Jersey City (also known as 142-144 First Street, Jersey City) provided such self storage facilities are in combination with at least three separate corner-oriented first floor commercial spaces and that the total area of all such first floor commercial space is at least 12 percent of the gross floor area of the first floor of the entire building. Provided further that 30 percent of the linear ground floor street frontage of the building shall be commercial space, exclusive of ground floor street frontage necessary for building support services, such as lobbies, garage entrances, utilities and loading areas. For the purposes of this section, commercial space may consist of art galleries, retail sales and services, restaurants, personal health, recreation, or improvement services or instruction, and bars all as otherwise permitted in the Rehabilitation subdistrict.

B. Permitted Accessory Uses
Page 27

Add a new item 13 in Section VII.B. Specific District Land Use Regulations, Permitted Accessory Uses as follows:

- 13. One caretaker dwelling unit, retail sales of storage-related products, and management offices, all accessory to self storage facilities in an existing building in Block 11503, Lot 1.

I. Off-Street Parking Standards
Page 32

Add a new row in the table in Section VII.I. Specific District Land Use Regulations, Off-Street Parking Standards as follows:

PRINCIPAL USE	REHABILITATION, Minimum where feasible	NEW CONSTRUCTION, Minimum Required	Maximum for Rehabilitation and New Construction
Self storage facilities in existing buildings with corner commercial uses.	Minimum of 20 parking spaces for self storage facilities which includes the requirement for an accessory caretaker dwelling unit and management and sales office. No parking is required for corner commercial uses.		30 spaces

SECTION VIII SPECIFIC ZONING DISTRICT DEVELOPMENT REGULATIONS

A. Rehabilitation Zone

3. Development Standards for Specific Buildings and Lots

i. Block 11503, Lot 1, AKA Merchants Refrigeration Company

Page 38

Amend and supplement Section VIII.A.3.i. Specific Zoning District Development Regulations for the Rehabilitation Zone for Specific Buildings and Lots as follows:

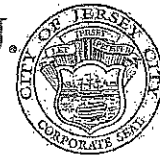
i. Block 11503, Lot 1 (formerly Block 142, Lot A), AKA Merchants Refrigeration Company, ca. 1902; Contributing. Remove exterior paint, if appropriate, by the gentlest means possible, avoiding damage to underlying brick. Unblock existing window openings. New window openings may be added if necessary, provided that the new openings reflect the rhythm of the historic window placement along the First or Second Street sides of the building. Rehabilitate loading docks and awnings. The "ghost sign" bearing original company name along sixth floor of the Second Street façade should be retained and, where necessary, repaired appropriately so that the lettering is discernible through shadow and different texture. Center courtyards and atria permitted. Permit a one story penthouse, setback a minimum of one column bay from the building edge on all facades, not visible from an elevation of five feet above the sidewalk on the opposite side of the public right-of-way.

Adaptive reuse of the existing building as predominantly a self-storage facility shall also be subject to the following provisions and restrictions:

- Section V, Site Development Requirements, Subsection J, Parking Structure Requirements shall not apply to parking proposed within the existing building.
- Section V, Site Development Requirements, Subsection K.2.; Circulation Plan and Street Requirements, shall not apply to the extent that the existing loading platforms and canopies within the public right-of-way may be modified to accommodate repairs, replacement, adaptive reuse, handicapped person accessibility, and safety modifications.
- Section VI, Design Requirements of All Developments, Subsection F. Signage shall not apply. Permitted signage for a self-storage facility shall comply with the following:
 1. Two blade signs referencing the self-storage user at the two corners of the building closest to Second Street, each not to exceed a sign area of 67 square feet for each face of a two-sided sign and each to have halo internal illumination of the lettering.
 2. One blade sign referencing a vehicular entrance location not to exceed a sign area of 58 square feet for each face of a two-sided sign and not to exceed an actual sign face area of 30 square feet for each face which shall be externally illuminated.
 3. One blade sign referencing a vehicular exit location not to exceed a sign area of 14 square feet for each face of a two-sided sign which shall be externally illuminated.
 4. Up to five wayfinding wall signs indicating generic information such as loading, office, and car entry locations provided that no one sign shall exceed a sign area of 10 square feet and provided that the loading signs shall be externally illuminated and the office and car entry signs may be internally illuminated.

5. One suspended overhead vehicle entry clearance bar sign not to exceed a lettering area of 2.5 square feet.
 6. One canopy-mounted sign indicating the location of the office of the self-storage facility not to exceed a sign area of 18 square feet and to have internally illuminated channel letters.
 7. Each separately demised commercial space shall be permitted one (1) wall sign per street frontage in accordance with Section VI. Subsection F. except that in place of a permitted wall sign, a commercial tenant shall be permitted to have a sign measuring the length of the store front it is associated with, with individual internally illuminated letters that measure no greater than twenty-four inches in height, mounted on a loading dock canopy.
- Section VI. Design Requirements of All Developments, Subsection I., Design Criteria for Work/Live Units and Work/Live Artist Studios, shall not apply to a caretaker dwelling unit.
 - Section VII. Required Principal Uses within each Project, Subsection C., Ground Floor Street Frontage Requirements shall not apply.
 - Section VII. Specific District Land Use Regulations, Subsection G., Non-Residential Space Requirement shall not apply.
 - Section VII. Specific District Land Use Regulations, Subsection H., Ground Floor Use Requirements shall not apply.
 - The dimensional standards for parking stalls and parking space access aisles may be waived by the Planning Board for specific locations to accommodate existing structural columns where an applicant demonstrates that parking space accessibility is not unreasonably impaired by the location and dimension of such existing structural columns.

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 15.143
 TITLE: 3.H OCT 14 2015 4.H OCT 28 2015

Ordinance of the Municipal Council of the City of Jersey City adopting amendments to the Powerhouse Arts District Redevelopment Plan Rehabilitation Subdistrict to accommodate the adaptive reuse of the Historic Merchants' Refrigerator Company building for self-storage and first floor commercial space, which property is located at 133 Second Street and designated as Block 11502, Lot 1 on the tax map of the City of Jersey City

RECORD OF COUNCIL VOTE ON INTRODUCTION											
OCT 14 2015 7-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	ABSENT			RIVERA	✓		
RAMCHAL	ABSENT			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
OCT 28 2015 9-0											
Councilperson <u>COLEMAN</u>			moved, seconded by Councilperson <u>RAMCHAL</u>						to close P.H.		
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson			moved to amend* Ordinance, seconded by Councilperson						& adopted		
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE											
OCT 28 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on OCT 14 2015
 Adopted on second and final reading after hearing on OCT 28 2015

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on OCT 28 2015

Robert Byrne
 Robert Byrne, City Clerk

APPROVED: [Signature]
 Rolando R. Lavarro, Jr., Council President
 Date OCT 28 2015

*Amendment(s):

APPROVED: [Signature]
 Steven M. Fulop, Mayor
 Date OCT 30 2015

Date to Mayor OCT 29 2015