



Reilly S. Noetzel

Associate

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OVERVIEW:

Reilly is a member of the firm's [Real Estate Practice Group](#) and the [Construction, Environment & Energy](#) and [Municipal](#) industry groups in addition to being a licensed title agent. He dedicates his practice to the representation of clients in all aspects of their real estate transactions and developments with a particular focus on land use and development, construction and regulatory matters as well as leasing.

Land Use & Development

Reilly's zoning and land development work includes representation of clients in the submissions of and hearings for text amendment, rezoning, variance, special exception, conditional use, subdivision and land development and condition modification applications. He understands the complexities of the Municipalities Planning Code and the requirements that municipalities and developers must follow throughout the land development process in Pennsylvania. Reilly's expertise in this area includes assistance with the development of mixed-use, commercial/industrial buildings and complexes as well as residential neighborhoods. Reilly also frequently counsels clients on the Pennsylvania Uniform Planned Community Act and Uniform Condominium Act. He prepares homeowners' association and condominium documents for developments of all types and sizes, including building conversions, shopping centers, residential planned communities, master-planned developments, and site condominiums.

Construction Matters

In his construction practice, Reilly advises owners, contractors, subcontractors and design professionals on all facets of construction law and procurement matters. This includes the review and negotiation of the American Institute for Architects (AIA) form agreements, updates to form purchase orders and agreements, and assistance with mechanics' lien, prevailing wage and Contractor and Subcontractor Payment Act issues. Reilly has specific experience with engineering, procurement and construction (EPC) contracts for renewable energy projects. Reilly also represents developers with respect to building code and Uniform Commercial Code (UCC) enforcement issues and appeals as well as Historic Architectural Review Board (HARB) approvals.

Regulatory & Permitting

In connection with his land use and development practice, Reilly helps clients navigate the regulatory and permitting requirements associated with real estate projects including the rules and regulations of various Pennsylvania state agencies such as the Department of Environmental Protection, PennDOT, the Pennsylvania Liquor Control Board and the Pennsylvania Utility Commission. He regularly assists clients with issues related to permits for public infrastructure as well as highway occupancy, NPDES, post-construction stormwater management and building permits.

Leasing

Reilly devotes a significant portion of his practice to the representation of landlords and tenants in various leasing matters. He frequently negotiates retail, industrial, office, and ground leases and advises clients on ancillary leasing issues such as financing and construction issues. Reilly also assists clients in the negotiation of energy and utility leases, including solar farm and cell tower leases.

Reilly currently serves as the chair of the Ethics Committee for the Building Industry Association of Lancaster County and the chair of Lancaster Bar Association's Municipal, Zoning the Environmental Law Section. Reilly was the recipient of the 2020 Pennsylvania Bar Association Real Property, Probate and Trust Law Section Trailblazer award which is given annually to a bar association Young Law Division member practicing primarily in the area of real property law or probate and trust law. The attorney must demonstrate excellence and the highest ethical standards in the practice of law and must show a commitment to pro bono legal services.

In his spare time, Reilly enjoys biking, hiking, reading, astronomy, Revolutionary and Civil War history, and spending time with his family outdoors.

View some of Reilly's representative matters:

- Represented a regional funeral home in the acquisition and development, including permitting, land development, and zoning approvals, for a new, approximately 14,000-square-foot funeral home and crematory
- Represented a farm equipment and machinery sales and repair business in the sale of its existing building, the acquisition of raw land, and the development of a multi-phased, 300,000 square foot vehicle retail, service, and repair center. Reilly's work on this matter included obtaining conditional use, variance, and land development plan approvals for the new building as well as assistance in obtaining a PIDA loan to finance the development.
- Counseled a large retailer in the development of a multi-phased, 250,000-square-foot manufacturing, office, and warehousing center, including navigation of permitting and land development issues, sewer and water capacity matters, and special exception approvals for the use.
- Represented landowners in obtaining variances and special exception approvals to convert existing buildings into an apartment building and an AirBnB building.
- Represented a large church in the conversion of its existing building into a condominium, and the sale of a condominium unit to a buyer.
- Counseled a residential developer in rezoning several tracts of land, obtaining text amendments for higher density, and development of townhome, single-family and mixed-use buildings.

- Served as counsel for a one-of-a-kind stream restoration and walking trail project in Lancaster County, which included preparation of easements, construction documents, and municipal intergovernmental agreements related to stormwater and MS4 permitting.
- Prepared condominium/planned community documents for a shopping center redevelopment, single-family and townhome developments throughout central Pennsylvania as well as building conversions in urban settings including Lancaster and Harrisburg.

EDUCATION:

- Maurer School of Law at Indiana University Bloomington, J.D.
- Franklin & Marshall College, B.A. in Government and B.A. in Special Studies: Arabic & French, Summa Cum Laude

ADMISSIONS:

- Pennsylvania

PRACTICE AREAS:

- Real Estate
- Land Use
- Title Insurance

INDUSTRY GROUPS:

- Construction
- Environment & Energy
- Municipal

COMMUNITY INVOLVEMENT:

Central Market Trust

Board of Directors - 2022-present

Penn Manor Education Foundation

Board of Directors - 2023-present

Pennsylvania Bar Association

House of Delegates - 2023-present

Lancaster Bar Association

Judiciary Committee Member - 2023

Lancaster Bar Association, Municipal, Zoning and Environmental Law Section

Former Chair - 2021, 2022

Building Industry Association of Lancaster County (BIA)

Ethics Committee Chair

Pennsylvania Bar Association Real Property, Probate, and Trust Law Section

Council member

Leadership Lancaster

Core Class 2020 graduate

ABC Education Committee

Member

Lancaster Public Library

Board of trustees, Former board member

Landis Valley Museum

Former board member

RECOGNITIONS:

- Pennsylvania Super Lawyers Rising Star (2023)
- 2020 Pennsylvania Bar Association Real Property, Probate and Trust Law Section Trailblazer Award
- Best Lawyers: Ones to Watch in America, Land Use and Zoning Law (2024)

MEMBERSHIPS:

- Pennsylvania Bar Association
- Lancaster County Bar Association

PRESENTATION:

- "Trends in Zoning and Development," - Moderator, Wake Up With Barley: A Morning on Real Estate Seminar (June 2023)
- "What Residential Builders Need to Know About Construction and Land Development", Building Industry Association of Lancaster County Morning Mingle (Sept. 2022)
- "Exploring and Negotiating Key Clauses in Construction Contracts", ABC Keystone's Fall Regional Construction Wake-up Call Series (Fall 2022)
- "Construction Agreements & Payments: Understanding the Construction Process", ABC Keystone (October 2020)

LANGUAGES:

- German
- French
- Arabic

RELATED NEWS:

- Barley Snyder Attorney Reilly S. Noetzel Named to PBA, Penn Manor Education Foundation Positions
August 14, 2023
- Fourteen Barley Snyder Attorneys Named 2023 Super Lawyers
May 22, 2023
- Barley Snyder Attorneys elected to Lancaster Bar Association Posts
February 13, 2023
- Counting Votes or Making Votes Count? Sweeping Legislative Changes to Condominium, Cooperative and Planned Community (HOA) Laws in Pennsylvania
November 10, 2022

- Barley Snyder Attorney Noetzel Named to Bar Association Council
June 25, 2021
- Five Quick Tips for Construction Purchase Orders
November 20, 2020
- Barley Snyder Attorney Reilly Noetzel Receives Prestigious Bar Award
June 11, 2020
- Municipal Hearings and COVID-19
March 25, 2020
- Barley Snyder Attorney Noetzel Named to Lancaster Library Board
July 16, 2019
- If You're Not Using Pennsylvania's New Construction Code, You Need to Be
November 14, 2018
- Navigating the New CASPA Requirements
June 13, 2018
- New Pennsylvania Remedies for HOA Disputes
April 25, 2018
- Complying with Lancaster's Proposed Amendments to Lead Hazards Ordinance
November 3, 2017
- Lancaster County 2018 Property Reassessment: Evaluating Your Preliminary Notice
May 1, 2017
- Lancaster County property owners, reassessment is coming!
March 1, 2017
- Barley Snyder Hires Newest Associate
February 2, 2017

RELATED RESOURCES:

- LEGAL DOSE 2. Yellowstone and Legal Aspects
November 16, 2022
- 2022 Wake Up With Barley: A Morning on Real Estate Recording
May 25, 2022
- Wake Up with Barley: A Morning on Real Estate Webinar Replays
December 8, 2020